JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the April 27, 2021 Meeting

# A regular meeting of the Jamestown Zoning Board of Review was held APRIL 27, 2021.

# THIS MEETING Was TELECONFERENCED VIA ZOOM AND VIA TELEPHONE:

The Chairman called the meeting to order at 7:03 p.m. The Host called the roll and noted the following members present:

Richard Boren, Chair

Dean Wagner, Vice-chair

Terence Livingston, Member

Edward Gromada, Member

James King, Member

Judith Bell, 1st Alt.

John Shekarchi, 2nd Alt.

Alex Finkelman, 3rd Alt.

Also present: Host Cinthia Reppe, Planning Assistant

 Brenda Hanna, Stenographer

Lisa Bryer, Town Planner

William L. Moore, Zoning Officer

Wyatt Brochu, Counsel

Pat Westall, Zoning Clerk

MINUTES

Minutes of Jan. 26, 2021

A motion was made by Terence Livingston and seconded by Dean Wagner to accept the minutes of the Jan. 26, 2021 meeting as presented.

The motion carried by a vote of 5 –0.

Richard Boren, Dean Wagner, Terence Livingston, Edward Gromada, and James King voted in favor of the motion.

Judith Bell, John Shekarchi and Alex Finkelman were not seated.

CORRESPONDENCE

Nothing at this time.

NEW BUSINESS

Richard Boren brought up and discussed with the Board if the Donnelly application should go back to The Planning Board for review and a recommendation because the recommendations of 2018 had expired.

A motion was made by Richard Boren and seconded by James King to proceed with the application.

The motion carried by a vote of 4–1.

Richard Boren, Terence Livingston, Edward Gromada, and James King voted in favor of the motion.

Dean Wagner voted against the motion.

Judith Bell, John Shekarchi and Alex Finkelman were not seated.

Donnelly

A motion was made by Edward Gromada and seconded by Terence Livingston to grant the request of Michael & Sabrina Donnelly (David & Janice Martin, owners), whose property is located at the corner of Garboard St. & Stanchion Ave. and further identified as Assessor’s Plat 15, Lot 268 for a special use permit from Article 3, Section 82-314, High Groundwater Table & Impervious Layer Overlay District, District “A” review process to install a proposed rain garden, septic system, and construct a new 4-bedroom single-family residential dwelling.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTIONS 600 and 602.

This Special Use Permit is granted with the following restriction/condition(s):

* This project must be constructed in strict accordance with the site and building plans duly approved by this Board.
* An as-built plan should be provided at the completion of construction.
* After installation the OWTS must be inspected and maintained as required by the Town’s Wastewater Management Program.
* Jean Lambert’s recommendations of Feb. 1, 2021 is included here:
1. Jean Lambert’s Recommendations.

\* An as built plan should be provided at the completion of construction depicting the size and location of the house, size and location of the rain garden, and verifying the elevations and grading shown on the proposed site plan.

\* After installation, the OWTS (RIDEM OWTS permit 1615-0957) must be inspected and maintained as required by the Town Onsite Wastewater Management Program. A maintenance contract must be recorded in the land evidence records and a copy of the recorded document shall be submitted to the Planning Department.

\* The rain garden shown on the approved site plan must be installed and maintained as outlined on the rain garden notes on the approved site plan. Rain garden maintenance requirements should be recorded into the land evidence record and a copy of the recorded Operation and Maintenance requirements shall be submitted to the Planning Department.

\*Erosion and sediment controls shall be installed at the down gradient limit of site disturbance and maintained until final stabilization of the site is attained.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 14,440 sq. ft. and the area of the house is 1728 sq. ft.
2. The proposed impervious cover is 12%.
3. A rain garden with an area of 1078 sq. ft. and a storage volume of 606 cu. ft. will be installed.
4. Town Engineer, Jean Lambert, reviewed and recommended approval of the plan on Feb. 11, 2021.
5. Although the design is different from that of 2018 the parameters set out by the Zoning Board in 2018 are consistent this year.

The motion carried by a vote of 5 –0.

Richard Boren, Dean Wagner, Terence Livingston, Edward Gromada, and James King voted in favor of the motion.

Judith Bell, John Shekarchi and Alex Finkelman were not seated.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:51 p.m.

The motion carried unanimously.