

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the July 27, 2010 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:00 p.m. The clerk called the roll and noted the following members present:

Thomas Ginnerty
Richard Boren
Joseph Logan
David Nardolillo
Dean Wagner
Richard Cribb
Richard Allphin

Also present: Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk
Fred Brown, Zoning Officer
Wyatt Brochu, Counsel

MINUTES

Minutes of June 22, 2010

A motion was made by Thomas Ginnerty and seconded by Joseph Logan to accept the minutes of the June 22, 2010 meeting as presented.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Richard Boren, Joseph Logan, David Nardolillo, and Dean Wagner voted in favor of the motion.

Richard Cribb and Richard Allphin were not seated.

CORRESPONDENCE

Nothing at this time.

NEW BUSINESS

79 North Road

A motion was made by Thomas Ginnerty and seconded by Richard Boren to continue the request of 79 North Rd. to the August 24, 2010 meeting to return with a landscape and lighting plan.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Richard Boren, Joseph Logan, David Nardolillo, and Dean Wagner voted in favor of the motion.

Richard Cribb and Richard Allphin were not seated.

Wetmore

A motion was made by Dean Wagner and seconded by Joseph Logan to grant the request of Walter W. Wetmore, whose property is located at Umiak Ave. and Dory St., and further identified as Tax Assessor's Plat 3, Lot 103, for a special use permit as required by Jamestown Ordinance 82-314C (High ground water table and impervious overlay district) to allow the installation of a replacement onsite wastewater treatment system (OWTS) and the construction of a single-family, 3 bedroom house (to replace existing dwelling and garage) on the site as approved under development plan review by the Jamestown Planning Commission.

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):

1. This project must be constructed in strict accordance with the site and building plans duly approved by this Board.
2. This Board hereby incorporates the Conditions of Approval set forth in the Planning Commission Memorandum dated April 12, 2010.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 23,425 sq. ft.

2. No variance is required as the proposed structure conforms with and meets all setback requirements.
3. The existing OWTS will be replaced by an Advantex state of the art bottomless sand filter system.
4. The drainage system will handle the 10 year storm.
5. The application minimizes fill and grading.
6. John Lawless testified that the proposed application meets all the standards of Section 314.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Richard Boren, Joseph Logan, David Nardolillo, and Dean Wagner voted in favor of the motion.

Richard Cribb and Richard Allphin were not seated.

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

Nothing at this time.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:17 p.m.

The motion carried unanimously.