JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the August 23, 2016 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:

Richard Boren

Joseph Logan

Dean Wagner

Richard Cribb

Judith Bell

Terence Livingston

Edward Gromada

Marcy Coleman

Also present: Brenda Hanna, Stenographer

Chris Costa, Zoning Officer

Pat Westall, Zoning Clerk

Wyatt Brochu, Counsel

Chairman Richard Boren welcomed newly appointed member Marcy Coleman.

MINUTES

Minutes of June 28, 2016

A motion was made by Joseph Logan and seconded by Richard Cribb to accept the minutes of the June 28, 2016 meeting as presented.

The motion carried by a vote of 5 –0.

Richard Boren, Joseph Logan, Dean Wagner, Richard Cribb, and Judith Bell voted in favor of the motion.

Terence Livingston, Edward Gromada, and Marcy Coleman were not seated.

CORRESPONDENCE

A letter dated August 19, 2016 from Jonathan Goodman re: Mattera application.

NEW BUSINESS

Mattera Appeal

A motion was made by Richard Boren and seconded by Terence Livingston to pass the appeal of Alfredo and Tiffany Mattera, whose property is located at Hull Cove Farm Rd., and further identified as Assessor’s Plat 12, Lot 218 pursuant to Article 5, Section 503 to appeal the Jamestown Zoning Officer’s interpretation of Article 3, Section 82-305, Exceptions to height regulations. Said property is located in a RR80 zone and contains 129,700 sq. ft.

The motion carried by a vote of 5 –0.

Richard Boren, Joseph Logan, Richard Cribb, Judith Bell, and Terence Livingston voted in favor of the motion.

Edward Gromada, and Marcy Coleman were not seated and Dean Wagner recused himself.

Mattera

A motion was made by Joseph Logan and seconded by Richard Cribb to grant request of Alfredo and Tiffany Mattera, whose property is located at Hull Cove Farm Rd., and further identified as Assessor’s Plat 12, Lot 218 for a variance from Section 82-302, Table 3-2(Building Height). To construct a single family dwelling with a maximum height of 42’ where 35’ is allowed.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This Variance 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.

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and contains 129,700 sq. ft.
2. The property has a significant slope that forces the height measurement definition to an extreme constraint.
3. The front of the structure will appear to be 35’ high from apparent grade.
4. The architects and owners have reduced the plan significantly to try to comply with the ordinance.
5. The design is similar in style to those in the neighboring structures.
6. There is significant visual buffering to abutting properties.
7. One objector spoke to express a general disapproval of variances to heights allowed.
8. The excess setback for the structure would be allowed by a literal reading of 82-305.

The motion carried by a vote of 5 –0.

Richard Boren, Joseph Logan, Richard Cribb, Judith Bell, and Terence Livingston voted in favor of the motion.

Edward Gromada, and Marcy Coleman were not seated and Dean Wagner recused himself.

Mastrostefano

A motion was made by Dean Wagner and seconded by Joseph Logan to grant the request of Anthony Mastrostefano, whose property is located at 20 Cutter St., and further identified as Assessor’s Plat 3, Lot 54 for a variance/special use permit from Article 3, Section 82-302, to construct a new front deck with a front yard setback of 33’6” where 40’ is required; front dormer with a 36’ front setback where 40’ is required; and exterior side landing with step with a side yard of 10’7” where 20’ is required.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This Variance 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.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 24,000 sq. ft.
2. The proposed deck will be set back further than the existing landing.
3. The 2nd floor dormer will not intrude into the front yard setback further than the existing noncompliance.
4. The new landing on the right side of the house is necessary for safety.
5. There is an accessory structure on the right side of the house that intrudes further on the right side setback than the landing.
6. The applicant did not cause the house to be situated on the lot where it is.
7. There were no objections.
8. The proposed deck, dormer, and landing are similar to other houses in the neighborhood.

The motion carried by a vote of 5 –0.

Richard Boren, Joseph Logan, Dean Wagner, Richard Cribb, and Judith Bell voted in favor of the motion.

Terence Livingston, Edward Gromada, and Marcy Coleman were not seated.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:07 p.m.

The motion carried unanimously.