

**ZONING BOARD OF REVIEW MEETING  
Jamestown Town Hall  
Rosamond A. Tefft Council Chambers  
93 Narragansett Avenue  
Tuesday, January 25, 2022  
7:00 PM**

THE PUBLIC IS INVITED TO OBSERVE AND PARTICIPATE IN THE DELIBERATIONS OF THIS MEETING, IN PERSON @ TOWN HALL, MASK REQUIRED, OR BY ZOOM, LINK BELOW.

**PUSUANT TO EXECUTIVE ORDER NO. 22-01 EXECUTED BY GOVERNOR DANIEL J. MCKEE ON JANUARY 6, 2022. THIS MEETING WILL BE TELECONFERENCED VIA ZOOM AND VIA TELEPHONE:**

The public is invited to observe and participate in the deliberations of this meeting by accessing the meeting link set forth herein. For those without access to video observation platforms, you may also call in to listen and participate in the deliberations of this meeting by using the call-in phone number provided herein. To participate during Public Hearing or Public Input you will press \*9 to raise your hand.

**JOIN VIA PHONE: 1(646) - 558- 8656 or 1(301) -715- 8592  
WHEN PROMPTED, ENTER MEETING ID: 897 6073 3793  
PRESS # AGAIN TO JOIN THE MEETING**

**JOIN VIA COMPUTER OR MOBILE APP: MEETING ID:  
<https://us02web.zoom.us/j/89760733793>**

**THIS MEETING WILL BE LIVE STREAMED: To view this meeting with no interaction:**

**<http://158.123.195.41/OTRMedia/Town2020/Others2020/StreamPrimJtown.html>**

- I. ROLL CALL; CALL TO ORDER**
- II. APPROVAL OF MINUTES**
  - A. Approval of the minutes of the December 14, 2021 meeting; discussion and/or action and/or vote.
- III. CORRESPONDENCE**
  - A. **Communications Received:**

IV. OLD BUSINESS: "Public Hearings – Review, Discussion and / or Potential Action and / or Vote:"

A. Application of Dumplings Land, LLC, whose property is located at 28 Dumpling Dr., and further identified as Assessor's Plat 10, Lot 111 for a variance from Article 3, Section 82-304,82-306 D, Screening of residential areas, to construct a fence 8 feet in height where only 6 feet is allowed. Compliance with Article 6, section 82-605, 606. Said property is located in a RR80 zone and contains 33,930 sq. ft.

V. NEW BUSINESS: "Public Hearings – Review, Discussion and / or Potential Action and / or Vote:"

A. An appeal, of 2 separate aggrieved persons to this subdivision, has been filed against the Jamestown Planning Commission, therefore as per Jamestown Town Code Appendix A, Article XII- Appeals, A.2, An appeal shall stay all proceedings in furtherance of the action being appealed.

Application of Conanicut Marine Services, Inc, whose business operates on the property is located at 260 Conanicus Avenue, and further identified as Tax Assessor's Plat 8, Lot 278 for a Modification to a Special Use Permit granted under Article 6, Special Use Permits and Variances, Section 600 and 602. This application is made pursuant to the provisions of section 82-302, Table 3-1, Permitted Uses of the zoning ordinance. The Applicant seeks to reduce the lot size from 444,885 sq. ft to 244,882 sq. ft. Said property is located in a R-20 zone and contains 444,885 square feet.

B. Application of SHM Jamestown Boat Yard, LLC whose property is located at 60 Dumpling Drive, and further identified as Assessor's Plat 10, Lots 141. 143, 20, for a Modification to a Special Use Permit granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-704, Alteration of a non-conforming use and Article 3 Section 82-301/ Table 3-1 Section F.8 and F.9, and dimensional relief from Section 82-302-District Dimensional Regulations, and Table 3-2, for setback relief and lot coverage relief, to remove an existing stairway and replace with a stairway that meets code and an ADA compliant access ramp. Said property is located in a R80 zone and contains 92,965 square feet.

C. Application of JB ON THE WATER, LLC with regard to property located at 150 Conanicus Avenue, and is further identified as Tax Assessor's Plat 8, Lot 258 for a Variance from Article 3, Section 82-301 entitled "District Development Regulations", Section 82-302 entitled "District Dimensional Regulations", Table 3-2 for the Village Special Development District Zones R-8, R-20, CL and CD authorized by this Ordinance, Article 11 entitled Jamestown Village Development District, Section 82-1107, and Article 6, Section 82-605 entitled "Variances Authorized by this Ordinance" to add a handicap access ramp and outdoor deck with awning to the existing restaurant space. Pursuant to Article 3, Table 3-1 a Restaurant serving alcoholic beverages is not permitted. Pursuant to Article 3, Table 3-2 a front setback of 30' is required. Pursuant to Article 11, Section 82-1107, the building placement must be reviewed by the Planning Commission. Said property is located in an R-20 zone and contains 49,504 square feet.

## VI. ADJOURNMENT

***Pursuant to RIGL §42-46-5(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Town Hall and the Jamestown Philomenian Library. In addition, notice may also be posted at the Jamestown Police Station and on the Internet at [www.jamestownri.gov](http://www.jamestownri.gov).***

This meeting location is accessible to the physically challenged. If communications assistance or other accommodations are needed to ensure equal participation, please call 1-800-745-5555 not less than three (3) business days prior to the meeting.

Posted on the RI Secretary of State website.