

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the May 24, 2011 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 April 26, 2011

A motion was made by Thomas Ginnerty and seconded by Joseph Logan to accept the minutes of the April 26, 2011 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

A letter relating to the Estes application.

NEW BUSINESS

Estes

A motion was made by Joseph Logan and seconded by Thomas Ginnerty to grant the request of Jim Estes (Zero Blueberry LLC, owner), whose property is located at Blueberry Lane, and further identified as Assessor's Plat 10, Lot 98, for a variance from Article 3, Table 3-2, District Dimensional Regulations, to construct a single-family dwelling with a front yard setback of 37'6" instead of the required 40', and side yard setbacks of 28'2" instead of the required 30'. The proposed encroachments to accommodate front stairs and roof eave overhangs only.

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

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 13,600 sq. ft.
2. There was one letter of support.
3. Several neighbors spoke against the application, primarily motivated by a conviction that no house should be built there due to perceived problems with wells, septic systems and drainage.
4. The lot is unusually small and non-conforming for this area.
5. The house is appropriately small (1266 sq. ft. foot print).
6. The width is also small 19' 8".
7. The relief sought is for extended eaves to reduce water damage to the sides of the house.
8. The stairs which require relief are an esthetic and functional improvement.
9. Overall the relief sought is minimal.

The motion carried by a vote of 4 - 1.

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

Richard Boren voted against 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 7:43 p.m.

The motion carried unanimously.