

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the August 23, 2022 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, Chair
Terence Livingston, Member
James King, Member
Jane Bentley, Member
Judith Bell, 1st Alternate

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

MINUTES

Minutes of July 26, 2022

A motion was made by James King and seconded by Terence Livingston to accept the minutes of the July 26, 2022 meeting as presented.

The motion carried by a vote of 5 -0.

Richard Boren, Terence Livingston, James King, Jane Bentley and Judith Bell voted in favor of the motion.

Dean Wagner and John Shekarchi were absent.

CORRESPONDENCE

All correspondence received was in reference to agenda items.

OLD BUSINESS

CYC

Commodore Charles Beal requested that the application of CYC be continued to the next regular meeting of the Zoning Board as they try to work out concerns of the neighbors.

A motion was made by Terence Livingston and seconded by Judith Bell to continue the application of CYC to the September 27, 2022 Zoning Board meeting.

The motion carried by a vote of 5 -0.

Richard Boren, Terence Livingston, James King, Jane Bentley and Judith Bell voted in favor of the motion.

Dean Wagner and John Shekarchi were absent.

Carlson

Mark Liberati, Esq., attorney for the applicant, was unable to attend the meeting but contacted Wyatt Brochu, Esq. requesting the application be continued to the next ZBR meeting.

A motion was made by James King and seconded by Terence Livingston to continue the application of Laura Carlson to the September 27, 2022 Zoning Board meeting.

The motion carried by a vote of 5 -0.

Richard Boren, Terence Livingston, James King, Jane Bentley and Judith Bell voted in favor of the motion.

Dean Wagner and John Shekarchi were absent.

New Business

469 Sloop

A motion was made by Terence Livingston and seconded by Richard Boren to grant the request of Lot 469 Sloop, LLC whose property is located at 0 Sloop Street, and further identified as Assessor's Plat 3, Lot 469 for 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 82-314, High groundwater table and Impervious layer overlay district. The Applicant seeks to construct a new 3- bedroom 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.

This motion is based on the following findings of fact:

1. Said property is located in a R-40 zone and contains 14,400 square feet.
2. Impervious coverage is 9.2% where 10% is allowed.
3. OWTS meets ordinance requirements.
4. This project also requires the least grading and least disturbance to the lot.
5. OWTS meets all OWTS setbacks.
6. There will be no effect on the runoff pattern.
7. We heard from engineer Patrick Freeman and the Board finds him credible and accept his testimony in full.
8. Along the perimeter westerly side berm will direct runoff away from abutters to Sloop Street.
9. The applicant meets all the requirements of the overlay district.
10. There were objectors such as Heidi Doyle and reference Exhibit #1, her letter, as part of this decision.

The motion carried by a vote of 5 -0.

Richard Boren, Terence Livingston, James King, Jane Bentley and Judith Bell voted in favor of the motion.

Dean Wagner and John Shekarchi were absent.

McGivney

A motion was made by Terence Livingston and seconded by James King to grant the application of Mark and Betty Lou McGivney subject to a written decision and conditions that we are going

to set forth in that decision and to continue it to the September 27, 2022 for the written decision.

The motion carried by a vote of 4-1.

Richard Boren, Terence Livingston, James King, and Judith Bell voted in favor of the motion.

Jane Bentley voted against the motion.

Dean Wagner and John Shekarchi were absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 9:02 p.m. The motion carried unanimously.