



## **ZONING BOARD OF REVIEW MEETING**

**Jamestown Town Hall**

***Rosamond A. Tefft Council Chambers***

***93 Narragansett Avenue***

**Tuesday, AUGUST 25, 2020**

**7:00 PM**

**PURSUANT TO EXECUTIVE ORDER'S NO. 20-05 & NO. 20-25 EXECUTED BY GOVERNOR GINA RAIMONDO ON MARCH 16, 2020 & APRIL 15, 2020. 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.

**JOIN VIA PHONE: 1(301) -715- 8592 or 1(312) - 626- 6799 or 1(646) - 558- 8656**

**WHEN PROMPTED, ENTER MEETING ID: 924 1221 7896**

**PRESS # AGAIN TO JOIN THE MEETING**

**To participate during Public Hearing or Public Input you will press \*9 to raise your hand.**

**JOIN VIA COMPUTER OR MOBILE APP: <https://zoom.us/j/92412217896>**

**MEETING ID: 924 1221 7896**

**To participate during Public Hearing or Public Input, please use the raise your hand icon in the Zoom.**

**TO VIEW THE MEETING LIVE STREAM WITH NO INTERACTION, PLEASE VISIT THE FOLLOWING LINK:**

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

### **I. ROLL CALL; CALL TO ORDER**

### **II. TELECONFERENCE PROCEDURES FOR PROCEEDINGS & PUBLIC PARTICIPATION**

### **III. APPROVAL OF MINUTES**

- A. Approval of the minutes of the July 23, 2020 meeting; discussion and/or action and/or vote.

### **IV. CORRESPONDENCE**

#### **A. Communications Received:**

- 1) Letter from Walter & Deborah Wadsworth dated Aug. 8, 2020 re: 20 Brook St.
- 2) Letter from Elaine Buchanan dated Aug. 10, 2020 re: 20 Brook St.
- 3) Letter from Abigail Campbell-King dated Aug. 10, 2020 re: 20 Brook St.

- 4) Letter from Susan Wilkie dated Aug. 12, 2020 re: 20 Brook St.
- 5) Letter from Carole & Rich Toselli dated Aug. 15, 2020 re: 1046 E. Shore Rd.
- 6) Letter from Leo N. Orsi, Jr. dated Aug. 17, 2020 re: 795 North Main Rd.
- 7) Letter from Dennis Mello & Elsie Medeiros date Aug. 17,2020 re: 795 North Main Rd.
- 8) Letter from Peter Herne dated Aug. 17, 2020 re: 20 Brook St.
- 9) Letter from Francis & Lisa Molinari dated Aug. 18, 2020 re: 20 Brook St.
- 10) Letter from Robert J. Manccini dated Aug. 19, 2020 re: 20 brook St.
- 11) Letter from Kristen Sloan Manccini, Esq. dated Aug. 19, 202 re: 20 Brook St.
- 12) Letter from Melvin & Barbara Whitaker dated Aug. 15, 202 re: 20 Brook St.
- 13) Letter from David & Pam Spencer dated Aug. 18, 2020 re: 20 Brook St.
- 14) Letter from Cheryl & Norman Fine dated Aug. 17, 2020 re: 20 Brook St.

## V. NEW BUSINESS

- A. Application of Leo N. Orsi, Jr. & Patricia M., whose property is located at 795 North Main Rd., and further identified as Assessor's Plat 16, Lot 181 for a variance from Article 3, Sec. 82-302 (Table 3-2) district dimensional regulations, and Article 6, Sec. 82-605 variances authorized by this ordinance to install a 12' x 16' utility shed with a side setback of 1' where 10' is required. Said property is located in a R40 zone and contains 19,758 sq. ft ; review, discussion and/or potential action and/or vote
- B. Application of JTMB Ventures Trust, whose property is located at 1046 East Shore Rd., and further identified as Assessor's Plat 1, Lot 296 for a variance from Article 3, Section 82-302, Table 3-2 & Article 6, Section 82-605 variances authorized by this ordinance to build a 2<sup>nd</sup> story addition above an existing structure that is over the 30' side yard setback line by 8'-10". The proposed 2<sup>nd</sup> story walls would align with the 1<sup>st</sup> floor exterior walls and the foundation of the existing structure with an additional 1'-0" soffit projection. Said property is located in a RR80 zone and contains 1.8 acres; review, discussion and/or potential action and/or vote
- C. Application of Donald R. & Laura J. Carlson, whose property is located at 20 Brook St., and further identified as Assessor's Plat 9, Lot 281 for a variance/special use permit from Article 7, Sec 82-704 (Alteration of a nonconforming use) & Sec 82-705 (Alteration of a nonconforming structure); Sec 82-303 (Number of residential structures per lot); Sec 82-302, Table 3-2 (30' rear setback requirement for a principal building) Article 6, Sec 82-600 thru 608 (Special Use Permits & Variances) to remove an existing nonconforming dwelling and construct a 900 sq ft footprint dwelling; allow an existing 1989 regulatory variance (granted special use permit for nonconforming structure to be used as a second dwelling unit on the lot and a dimensional variance granting side and rear setback relief) to carry over in part to allow replacement structure to serve as a dwelling and comply with accessory building setback requirements. Build the proposed 900 sq ft dwelling on 10' rear setback required for an accessory building instead of 30' rear setback required for a second principal building on the lot. Said property is in a R8 zone and contains 22,000 sq ft with a contiguous commonly owned lot (#823) containing an additional 8000 sq ft subject to a conservation easement held by the Conanicut Island Land Trust.; review, discussion and/or potential action and/or vote

## VI. ADJOURNMENT

*The website link for the public to use to watch any meeting in Council Chambers is:  
<http://158.123.195.41/OTRMedia/Town2020/Others2020/StreamPrimJtown.html>*

*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.