



## **ZONING BOARD OF REVIEW MEETING**

**Jamestown Town Hall  
Rosamond A. Tefft Council Chambers  
93 Narragansett Avenue**

**Tuesday, SEPTEMBER 22, 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: 986 6947 8482**

**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/986 6947 8482](https://zoom.us/j/98669478482)**

**MEETING ID: 986 6947 8482**

**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 August 25, 2020 meeting; discussion and/or action and/or vote.

### **IV. CORRESPONDENCE**

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

- 1) E-mail from Emily Migliaccio, Esq. dated Sept. 9, 2020 to withdraw the Paul Hamilton & Patricia Young appeal.
- 2) E-mail from Chris Lembo dated Sept. 9, 2020 to withdraw without prejudice his request for a variance.

- 3) Letter from Glone & Stephen Baker dated Sept. 9, 2020 re: 83 Columbia Ave.
- 4) Letter from William Straser dated Sept. 14, 2020 re: 83 Columbia Ave.

## V. OLD BUSINESS

- A. 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.

**Reading of the written decision with complete findings of fact; discussion and/or action and/or vote**

### NO TESTIMONY WILL BE GIVEN OR HEARD

## VI. NEW BUSINESS

- A. Application of Paul Hamilton and Patricia Young whose property is located at 260 Beavertail Road, Jamestown, RI, and further identified as Tax Assessor's Plat 12, Lots 42 and 212, for an appeal pursuant to the Zoning Ordinance, Article 82, Section 408 ("Appeal of a decision of the zoning enforcement officer"). Mr. Hamilton and Ms. Young appeal the Zoning Enforcement Officer's decision dated June 29, 2020, issued to their neighboring property owners, Geoffrey Hamlin and Kristan Peters Hamlin, and concerning their property located at 134 Battery Lane, Jamestown, RI (Tax Assessor's Plat 11, Lot 38). Mr. Hamilton and Ms. Young respectfully request that the Zoning Board wholly reverse Mr. Costa's June 29, 2020 decision. **discussion and/or action and/or vote** Paul Hamilton and Patricia Young's property is located in an RR-80 zone and contains approximately 45.195 acres.
- B. Application of Christopher & Madelene Lembo, whose property is located at 173 East Shore Rd., and further identified as Assessor's Plat 7, Lot 80 for a variance from Article 3, Section 82-302 and Article 6, Section 82-605, 606, & 607 to build a 16' x 10' inground swimming pool 6' from the west lot line instead of the required 20' and 14' from north lot line instead of the required 20'. Said property is located in a RR80 zone and contains 6969 sq. ft. **discussion and/or action and/or vote**
- C. Application of Andrew Bilodeau, (Bartholomew S. & Marjorie Catanzaro, owners), whose property is located at Beach Ave & Riptide St., and further identified as Assessor's Plat 5, Lot 164 for a variance/special use permit from Article 3, Section 82-314 High Groundwater Ordinance Sub-District A and Section 82-302-2 Table 3-2

“Setbacks”, Article 6, Section 82-601 Section “Special Use Permits” and Sections 82-605 & 82-606 to construct a single family dwelling with a front yard setback of 30’ where 40’ is required in a High Groundwater Sub-district A, and a secondary front setback of 10’ where 30’ is required (Riptide). Said property is located in a R40 zone and contains 21,600 sq. ft. **discussion and/or action and/or vote**

- D. Application of Erik G. Brine and Kerry E. Brine, whose property is located at 83 Columbia Ave. and further identified as Tax Assessor’s Plat 9, Lot 140 for a Special Use Permit from Article 3 section 82-301 table 3-1 #3 agriculture #5 and article 6 section 82-601 Special use permits authorized by this ordinance to have up to 6 chickens with a property having less than an acre of land. Said Property is located in a R-8 zone and contains 10,890 square feet. **discussion and/or action and/or vote**
- E. Application of Breck Collingsworth on behalf of The Breck & Tracy Collingsworth Family LLC whose property is located at 196 Highland Dr., and further identified as Assessor’s Plat 10, Lot 54 for a variance from Article 3, Section 82-302 Table 3-2, Dimensional Variance and Article 6, Section 82-605 variances authorized by this Ordinance. To allow an accessory structure in the front yard with a 1.6’ setback where 40’ is required. Accessory structure is a mail storage at the existing stone wall. Said property is located in a RR80 zone and contains 2.70 acres. **discussion and/or action and/or vote**

## VII. 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.