

Town Hall design approved by zoning board

By Sam Bari

The Zoning Board of Review unanimously approved the town application for variances and special-use permits for the additions and renovations to the existing Town Hall at 93 Narragansett Ave.

Town Planner Lisa Bryer represented the town in their application that included requests for dimensional variances as well as a special-use permit for shared parking. Jamestown architect William Burgin presented the plans he designed for the new structure at the regular meeting of the board on Feb. 28.

To concentrate the footprint of the proposed building, the new addition will have two stories, making the structure 39 feet tall, 4 feet higher than the 35 feet limit set by the Zoning Ordinance. The adjacent church buildings on either side of the proposed building are higher than 35 feet. Board Vice Chairman Don Wineberg noted that his vote for approval of the dimensional variance hinged on the height of surrounding buildings being taller.

"I was a little nervous," Bryer said after the meeting. "I've never presented to the zoning board before. I anticipated the shared parking to be a problem, but after I explained our agreement with St. Matthew's church, things seemed to go smoothly," she said.

Nobody contested the application and the board approved the requests for the long anticipated town hall with little discussion after the detailed presentation given by Burgin and Bryer.

In another application before the board, John Eckert represented himself and his wife, Marianne, in a request for vari-

ance at their residence at 17 Howland Ave. Julia Gerald, a designer from Jag Designs of Jamestown, presented for the applicant.

Due to a state of disrepair, the applicants want to tear down and reconstruct their garage. The structure will be the same size as the old garage and in the same location. They are asking that the east side setback be 2 feet where 7 feet is required and the north setback be 8 feet seven inches where 15 feet is required.

The applicant also desires to improve the rear entry of the existing house by adding a bedroom, full bath, and a mudroom. They are asking that the side setback be 7 feet 9 inches where 15 feet is required. The requests were granted by a unanimous vote.

Attorney John Murphy represented Brian and Nannette Bryer in their request for a variance so they can build a single-family dwelling on their property on Prospect Avenue. The lot is located on a private road that is not an accepted town road. The size of the building is 51 feet deep by 67 feet wide.

Fred Brown, the town zoning enforcement officer, said that the residents must accept responsibility to maintain the road if they are to develop the property.

The zoning board granted the request with restrictions. The applicant will be responsible for maintaining and plowing the access road for emergency vehicles. Board Chairman Tom Ginnerty said he did not feel comfortable with the legalities of the jurisdiction of the zoning board for making a decision about the private road and voted against the motion to approve. The applica-

tion passed by a 4-1 majority vote.

Represented by Attorney Peter Brockmann, AMS Development Corp. submitted a request for a special-use permit to build a single-family dwelling on a vacant lot on Spindrift Street. Christopher Duhamel, from DiPrete Engineering of Cranston, presented for Steven Perry, the applicant. Duhamel is a civil engineer and land surveyor with 20 years experience. He is also licensed to design ISDS systems and has hundreds of systems to his credit. Owners of the property are Ann M. & Eileen Morris. The applicant, Perry, intends to construct a two-bedroom house with 1.5 baths on the clear and undeveloped property.

The parcel is a legal non-conforming lot located within the high groundwater table and impervious layer overlay district. Within this district, development requires a special-use permit.

Donna Cote, whose property is across from the applicant's lot, opposed the project. Donna Fish-

man, an additional abutter also objected to developing the property due to the closeness of the well and ISDS system. Despite the objections, the board granted the request by a unanimous decision.

During the decision making process for the AMS application, board member Richard Boren took a moment to explain to the attending audience the criteria involved in making decisions. "Our personal feelings are not involved in the decision making process," Boren said.

"We are bound by ordinances and laws that were passed by the Town Council at various times that dictate what is and is not permitted when applications for variances and special-use permits are presented to the board. If an applicant meets the criteria to be granted a permit, by law we are bound to approve the application. We cannot deny development just because we don't agree with the request. If you want the ordinances and laws changed, you must speak to the Town Council," Boren said.

Town budget work sessions begin Tuesday at the library

The Town Council's first work session on a budget for the new fiscal year that begins on July 1 has been set for Tuesday, March 14, at 6 p.m. at the town library.

Town Administrator Bruce Keiser said he and his staff were still compiling budget proposals, and he did not have a "bottom line" as of midday Tuesday. He said Finance Director Christina Collins advised him that it is a standing practice for administrative requests not to be made public before the first budget work session. The current budget for town and schools, totals \$17.6 million.

A second budget session is slated for Tuesday, March 21, and a third session is set for Thursday, March 23.

LAST CHANCE!

Jamestown Telephone Directory

The Jamestown Women's Club in conjunction with The Jamestown Press will be publishing the 2006 local directory this spring.

We take our listings directly from the Newport Verizon Directory. If you are not listed in that directory, listed incorrectly, or would like to add a spouse's name, cell phone or fax number, etc., please fill out the form below and mail corrections to the Jamestown Women's Club.

We need this information by March 10th.

If you have previously only been listed in the Jamestown book and not the Newport book, you need to notify us again. We do not save updates from previous books and you will not be included in the 2006 issue unless you inform us.

Send your updates to:
Jamestown Women's Club
 P.O. Box 412
 Jamestown, RI 02835

NAME: _____
 ADDRESS: _____
 PHONE NUMBER: _____
 UPDATES: _____

With a 15 month CD from BankNewport, Opportunity Knocks 3 Times!

4.75% APY*

One CD

3 Opportunities

- 1- *Bump-Up* one time for a higher interest rate
- 2- *One-Time Additional Deposit* to take advantage of higher rates
- 3- *One-Time Withdrawal* with no penalty

One CD

3 Opportunities

- 1- *Bump-Up* one time for a higher interest rate
- 2- *One-Time Additional Deposit* to take advantage of higher rates
- 3- *One-Time Withdrawal* with no penalty

4.75% APY for 15 month IRA CD's are included

* Annual percentage yield (APY) shown is accurate as of 1/4/06 and is subject to change without notice. \$1,000 minimum balance to open the account. To obtain the 4.75% APY shown, you must have a BankNewport Platinum or Platinum Partnership Account. Offer limited to new deposits to BankNewport.

- **Bump-up opportunity:** You may exercise your option to exchange the interest rate on your term once during the term of this account. The maturity date will extend an additional 15 months from date of Bump-up.
- **One-Time Additional Deposit opportunity:** You may make a deposit into your account on the same date that you exercise your Bump-up option.
- **One-Time Withdrawal opportunity:** Once during the term of the account, up to 50% of the principal can be withdrawn with no penalty charged unless a withdrawal is made within the first 6 days after the date opened.

PROUD PATRON OF THE 2006 U.S. WOMEN'S OPEN

BANK NEWPORT
An OceanPoint Financial Partner™

Focused on your success!

www.banknewport.com
 Newport County, 846.3400
 Outside Newport County, 800.234.8586

Member FDIC