

Tentative agreement reached over private road development

By Michaela Kennedy

The Planning Commission entertained questions and discussion about a proposed two-lot subdivision on Hull Cove Farm Road at its Dec. 6 meeting.

Quentin Anthony, the attorney representing landowner Norton Reamer, said that Reamer had reached resolutions with abutters concerning the use and maintenance of the private road located on the property. Reamer agreed to ask only to extend the road for one more lot, and agreed not to extend the road "if he ever decides to subdivide again in the future," according to Anthony. He noted that Reamer would hire a civil engineer to design improvements "to sustain the intensity of the use of the road at his expense," and would not widen or pave the road. "We reiterate that we honor the promise not to use Hull Cove Road for heavy machinery," Anthony added.

Mark Liberati, the attorney representing neighbors who share ownership of the road, said his

clients would like to see a road engineering design from Reamer presented to the town engineer for comment. "The issue of how the road gets built is open because we don't have a plan yet," he added.

Some planning commissioners brought up the question of whether the board had jurisdiction over a private road. Town Planner Lisa Bryer said that the jurisdiction came with the extension of the road.

Planning Commission Chairman Gary Girard agreed. It was standard procedure for the town engineer to review a proposal, he said.

Gail Thompson of Hull Cove Farm Road voiced the neighbors' concern about the fragile condition of the road, and expressed the hope that "random service vehicles not use the road."

Commissioner Jean Brown suggested that signs be put up for service vehicles.

Town Solicitor Lauriston Parks suggested that the commission could approve the subdivision sub-

ject to the town accepting the plan. He also suggested that an easement be written stating the agreement to no future extensions of the road.

The commission decided against voting, and continued the public hearing to the next meeting on Dec. 20.

In new business, the five-member commission unanimously granted preliminary approval for a subdivision on Hamilton Avenue. Applicants Victor and Charlotte Richardson of 165 Hamilton Ave. said they purchased the land in 1948, "the same year we got married," and planned to share it with family.

The commission also reviewed a construction design for a two-bedroom house on North Bayview Drive. Michael Darveau, engineer for applicant Rosemary Baron, noted that the dwelling would have a 945-square-foot footprint on a 10,000-square-foot lot.

The plan met all setback requirements, he added.

Commissioner Richard Ven-

trone complained that the design allowed the possibility of putting up a wall in one large room to create a third bedroom. "The intent of the ordinance is to limit space," he said.

"I don't understand why that's even an issue. It can only sell as a two-bedroom house, no matter what you want to do." Commissioner Brown objected.

Commissioner Barry Holland agreed with Brown, adding that the intention of the ordinance was to limit the impact on neighbors, not limit space. "You're trying to legislate on something that was already illegal," he said.

The commission offered ideas regarding the management of storm water and continued the development plan review to a later date.

In correspondence, the town planner:

- Sent a letter to Michael and Janice Ryng Dutton granting administrative subdivision approval on North Main Road. The subdivision will incorporate excess land on Myrtle Street, Spruce Street, and Holly Street into existing lots owned by the Duttons.

- Sent a memorandum to the Town Council stating the proposed amendments to the Zoning Ordinance related to high groundwater and impervious overlay district.

MURPHY'S LAW

Now is a good time to attend to your civic duty and support deserving charities to the extent practical. Be sure to keep track of donations so that you can reap the now enhanced tax benefit.

Jamestowners with developable land can do tremendous good, and garner substantial tax benefits by donating development rights to the Conanicut Island Land Trust. No lot need be considered too small, or not worthy of the Trust's interest.

Saddam was a torturing kleptocrat who deserved to be removed from power. However, the concepts that the forces doing the removing would be welcomed with flowers, that Iraqi oil would pay all expenses of the removal, and that democracy would blossom, now seem tragically ill-conceived.

The Rhode Island School of Design Museum is an absolutely fascinating treasure. Visit it soon. For teachers, "show and tell" chests packed with artifacts pertinent to specific topics are available through the Museum for classroom use.

Brought to you as a public service by

MORNEAU & MURPHY ATTORNEYS

77 Narragansett Avenue
Jamestown, RI 02835
(401) 423-0400

e-mail: johna@Murphys-law.net

Holiday events coming up this weekend

Friday, Dec. 15

Teen Holiday Party:

A festive and alcohol-free event for Jamestown's teens will be held at the Portuguese American Citizens' Club, 134 Narragansett Ave., from 7 to 10 p.m. The event will feature music, snacks, "mocktails," and holiday desserts. The party is sponsored by the Jamestown Substance Abuse Prevention Task Force.

Saturday, Dec. 16

Teddy Bear Tea :

Join Mrs. Claus for an elegant afternoon at the Bay Voyage, 150 Conanicut Ave., with tea, cookies, story readings, and a special gift for all. Sittings are at 11:30 a.m. and 1:30 p.m. The tea is sponsored by Rebecca L. Eunis, CPA. Open to children ages 4 and older, there are no age requirements for teddy bears.

Tickets cost \$1 per person and may be purchased at Jamestown Designs, 17 Narragansett Ave. Phone orders will not be accepted.

Sunday, Dec. 17

Holiday Dog Parade:

Join Jamestown's furry friends as they parade down Narragansett Avenue in their holiday finery. The parade begins at 1 p.m. at the fire station, 50 Narragansett Ave. Music will be provided by the Jamestown Community Band, and of course, Santa will be there. The event is sponsored by Paws & Claws, 23

Narragansett Ave. Call 423-9677 to register a pet. Proceeds benefit the Jamestown Senior Pet Fund. In the event of major rain or snow, the event will be held on Saturday, Dec. 23.

Sunday, Dec. 17

Have a picture taken with Santa and support the Jamestown Pet Shelter fund at the same time. Santa will be on the lawn at RE/MAX Bayview Realty, across from the starting line of the dog parade, beginning at noon. A \$5 donation will benefit the pet shelter.

Place your ad here and
**REACH MILLIONS
ONLINE**
All for one price!
Call 423-3200



**Seaway
Oil**
**NOW
Offering 24/7
Burner Service!**

"Ask Larry"

847-7775

Serving Jamestown
Since 1994

Lic. #443

Santa Sale!
NOW THRU CHRISTMAS

**EVERYTHING you need ...
for EVERYONE on your list!**

BAKER'S PHARMACY
"YOUR COMPLETE PHARMACY"

423-2800 • 53 Narragansett Avenue • 423-2800

Grapes & Gourmet

Weekdays 'til 9 • Fri. & Sat. 'til 10 • Sunday Noon 'til 6
9 Ferry Wharf • Jamestown • 423.0070 • www.grapesandgourmet.com

WEEKLY SPECIALS

CAPTAIN MORGAN SPICED RUM 1.75ltr	\$24.75
KETEL ONE VODKA 1.75ltr	\$35.75
COORS LIGHT OR MILLER LITE 12 PACK CANS	\$8.75
ALICE WHITE Chardonnay or Shiraz 1.5ltr	\$9.75
BEEFEATER DRY GIN 750ml	\$17.75

Your Locally - owned, Hometown Liquor Store

CHOPMIST CHARLIE'S
"Seaworthy Fare"

**Happy
Holidays!**

BLUE PLATE SPECIALS!
SUNDAY THRU THURSDAY STARTING AT \$12⁹⁵

Great Lunch Specials Daily

Call Now For Holiday Catering!

**Chopmist Gift Certificates
make great presents!**

Prime Rib after 5 pm Friday & Saturday
Open 7 Days for Lunch or Dinner
423-1020 • 40 Narragansett Ave.

YANKEE Full-Service New Construction by
HOUSEWRIGHTS

**CUSTOM BEACH HOUSE
Jamestown Historic District**

Robert Van Cleef, Master Builder—RI Registration #10
(401) 423-3800
yankeehousewrights.com