

ZONING BOARD OF REVIEW
MONTHLY MEETING AGENDA
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday August 25, 2026
7:00 PM

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY. *The public is invited to observe and participate in the deliberations of this meeting in person at the Town Hall.*

THE MEETING WILL BE LIVE STREAMED: To view the meeting with no interaction:
www.youtube.com/@jamestownRITown/live.

The above virtual access option is provided only as a convenience and is not an “official location” where meeting access is guaranteed. The only way to guarantee complete access to the meeting is to attend physically, in person, at the physical location listed on the agenda.

- I. CALL TO ORDER
- II. ROLL CALL AND DETERMINATION OF QUORUM
- III. APPROVAL OF MINUTES – review, discussion, and/or action and/or vote
 - 1. June 23, 2026
- IV. UNFINISHED BUSINESS – review, discussion and/or action and/or vote
 - 1. Rules of Procedure
- V. NEW BUSINESS – review, discussion and/or action and/or vote
 - 1. Appeal of Peter M. Cosel and Sheila Reilly of 26 Pennsylvania Avenue, Jamestown, of a decision of Nancy Letendre, Jamestown Zoning Official pursuant to Article 2, Section 82-205; regarding the status of a vacant parcel (Lot 803, Tax Assessor's Plat 8, a/k/a 0 Pennsylvania Avenue), for the purposes of future development according to the zoning ordinance. The appellant claims that 0 Pennsylvania Avenue, a vacant parcel now owned by Keys & Fobbs, LLC was unlawfully created by prior owners in 1973. The appellant further claims, that Lot 803 merged, under prior zoning provisions, with Lot 344, 16 Pennsylvania Avenue, a parcel with a single-family home now owned by JS Properties, LLC. The Zoning Official had determined “the two parcels at 16 and 0 Pennsylvania Avenue are not automatically merged by law. Under updated state standards, individual development of such lots remains a viable possibility.”
 - 2. Application of William T. and Sherry Flaherty owners of property located at Pole #9 Sloop Street, and further identified as Tax Assessor’s Plat 3 Lot 460, are permitted to construct a four-bedroom house with a garage. The property is subject to the Sub-district “A” requirements of the High Groundwater Table and Impervious Overlay District. Sec. 82-800. Review as a Special Use Permit is required under Sec. 82-800F, and standards of Section 82-302 and Section 82-800.J.

VI. EXECUTIVE SESSION

The Zoning Board of Review may seek to enter into Executive Session for review, discussion, and/or potential action and/or vote on the following:

1. NONE

VII. ADJOURNMENT

Pursuant to RIGL § 42-46-6(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. Notice is also posted at the Jamestown Police Station and on the Internet at www.jamestownri.gov.

ALL NOTE: If communications assistance is needed or other accommodations to ensure equal participation, please call 1-800-745-5555, or contact the Town Clerk at 401-423-9800, via facsimile to 401-423-7230, or email to rfagan@jamestownri.net not less than three (3) business days prior to the meeting.

To be posted on the Rhode Island Secretary of State website on August 21, 2026.