TOWN OF JAMESTOWN
P.O. Box 377
93 Narragansett Ave.
JAMESTOWN, RHODE ISLAND 02835

Planning Office - 423-7210
Fax - 423-7226

PLANNING COMMISSION AGENDA
October 7, 2020
7:00 PM

**PURSUANT TO EXECUTIVE ORDER NO. 20-46 EXECUTED BY
GOVERNOR GINA RAIMONDO ON MARCH 16, 2020
THIS MEETING WILL BE TELECONFERENCED VIA ZOOM:**
**The public is invited to observe 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 to the deliberations of this
meeting by using the call-in phone number provided herein. To participate
during Public Hearing or Public Input you will press *9 to raise your hand.**

Join Zoom Meeting
https://zoom.us/j/93783488423
Meeting ID: 937 8348 8423

One tap mobile
+13126266799,,93783488423# US (Chicago)
+16465588656,,93783488423# US (New York)
Dial by your location
833 548 0282 US Toll-free
877 853 5247 US Toll-free
888 788 0099 US Toll-free
833 548 0276 US Toll-free
Meeting ID: 937 8348 8423
Find your local number: https://zoom.us/u/acfYWaXOJW

To view the meeting live stream with no interaction:

http://158.123.195.41/OTRMedia/Town2020/Others2020/StreamPrimJtown.html

I. Call to Order and Roll Call

II. Public Hearings
Planning Commission sitting as the Local Review Board pursuant to RIGL 45-53
Low and Moderate Income Housing Act:

Combined Master Plan Informational Meeting
and Preliminary Public Hearing for:

53 Narragansett Avenue, Assessors Plat 9 Lots 207, owner Jamestown Center Partners Inc. and applicant Church Community Housing Corporation, for a Comprehensive Permit for low- and moderate-income housing.

This project consists of conversion of an existing building (formerly Bakers Pharmacy) into a multi-family condominium complex with nine residential units including 3 Low- and Moderate-income units. The Local Review Board shall have the authority to review and issue the comprehensive permit per Jamestown Zoning Ordinance Article 17 and RIGL Title 45 Ch. 53 as amended, including the necessary relief from the Zoning Ordinance as stated below.

The application seeks the following approvals/relief:
Special Use Permit and Development Plan Review being reviewed as a Comprehensive Permit under Zoning Ordinance, Article 17 – Low- and Moderate-Income Housing, and Article 11 Jamestown Village Special Development District.
1. Article 3, Table 3-1 Permitted Uses. Special Use Permit required for Multifamily Structure 3-12 units. 9 units are proposed.
2. Article 3, Table 3-2 Dimensional Regulations. 20,000 square feet required. Site has 16,219 square feet. Note Article 82-1705 allows for a 30% density bonus, so the site has sufficient square footage under that Article.
3. Article 10 Multifamily Dwellings. Review and approval.
4. Article 11 Jamestown Village Special Development District. Section 82-1101 is applicable because it is a new use, going from mixed use (office/retail/residential) to all residential, and the value of the improvements is more than 50% of replacement cost.
5. Article 12 Parking. Section 82-1202 provides that parking shall be in rear of building.

II. **Approval of Minutes September 16, 2020**; review, discussion and/or action and/or vote

III. **Correspondence**
1. FYI – memo to Zoning Board – Re: 63 Conanicus Ave.

IV. **Citizen's Non-Agenda Item**

V. **Reports**
1. Town Planner's Report

VI. **Old Business**
1. 8 Clinton Ave. Jamestown RI - Plat 9 Lot 210 – Proposed Duplex in CD Zoning District. Development Plan Review in the Jamestown Village Special Development District - review, discussion and/or action and/or vote