

PLANNING COMMISSION AGENDA

December 2, 2020

7:00 PM

Jamestown Town Hall

93 Narragansett Ave.

**PURSUANT TO EXECUTIVE ORDER NO. 20-25 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.

Jamestown Zoom Host is inviting you to a scheduled Zoom meeting.

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Meeting ID: 865 8535 4039

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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

Public Hearings – Continued from October 7 & 21, November 4, 2020

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.

- a. Email from property owner – Planning Commission acceptance - withdrawal of application

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 November 18, 2020; review, discussion and/or action and/or vote

III. Citizen’s Non-Agenda Item

IV. Reports

1. Town Planner’s Report
 - Future meetings – topics and applications

V. Old Business

1. **Short Term Rental Regulation-recommendation to the Town Council for consideration and possible action** - Discussion, review, and/or action and/or vote
 - Updated Draft
 - Recommendation to the Town Council

VI. 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

Hearing or speech impaired individuals requiring the services of an interpreter should call 1-800-745-5555 not less than 3 business days prior to meeting.

Posted on the RI Secretary of State website November 25, 2020

Notice may be posted: <http://www.jamestownri.gov/town-departments/planning-new>