

# PLANNING COMMISSION AGENDA

March 3, 2021

**7:00 PM**

**PURSUANT TO EXECUTIVE ORDER NO. 20-25 EXECUTED BY GOVERNOR GINA  
RAIMONDO ON MARCH 16, 2020 AS AMENDED**

**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.**

Join Zoom Meeting

<https://us02web.zoom.us/j/85883951710>

Meeting ID: 858 8395 1710

One tap mobile

+16465588656,,85883951710# US (New York)

+13017158592,,85883951710# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

Meeting ID: 858 8395 1710

Find your local number: <https://us02web.zoom.us/j/85883951710>

**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. Old Business**

**A. 113-115 Melrose Avenue, Plat 8 Lot 31, Proposed 2 Lot Subdivision - review, discussion and/or action/recommendation and/or vote**

**Public Hearing – Continued from February 17, 2021**

TO HOLD A COMBINED SUBDIVISION MASTER PLAN INFORMATIONAL MEETING AND COMPREHENSIVE COMMUNITY PLAN PUBLIC HEARING FOR THE PROPOSED (MAJOR) 2 LOT SUBDIVISION WITH STREET EXTENSION OF MELROSE AVENUE REQUIRING POTENTIAL WAIVERS/VARIANCE AND AMENDMENTS TO THE JAMESTOWN COMPREHENSIVE PLAN AND THE JAMESTOWN ZONING ORDINANCE FOR PROPERTY LOCATED AT PLAT 8 LOT 31, 113-115 MELROSE AVENUE, JAMESTOWN, RI

This project consists of a (major) two-lot subdivision with potential waivers related to the street extension and a setback variance, separating two existing houses on one existing lot. The subject lot is accessed by the existing Melrose Avenue including utilizing a portion of the Melrose Avenue paper street, a public street off Arnold Avenue. The project is comprised of Tax Assessors Plat (AP) 8 Lot 31. Said lot proposed for subdivision begins less than 1/10<sup>th</sup> of a mile (approximately 225 feet) north of Arnold Avenue on Melrose Avenue and approximately 3/10<sup>th</sup> (approximately 1400 feet) of a mile north of Watson Avenue on Melrose Avenue.

The Subdivision request includes a change of zone from R-40 to R-20 which will necessitate a Comprehensive Plan Amendment involving amendment of the following maps:

- i. Existing Zoning Map #4 – change Plat 8 Lot 31 from R-40 to R-20
  - ii. Future Land Use Map #5 – change Plat 8 Lot 31 from Moderate Density Residential to Moderate High Density Residential
  - iii. Public Water and Sewer Service Area Map #22 – to include Plat 8 Lot 31 in the Urban Water and Sewer District
- b. Zoning Ordinance Map Amendment: From R-40 Zoning District to R-20 Zoning District
  - c. Zoning Ordinance relief requested Table 3-2: Front Yard Setback
    - i. R-40 District 40 feet required, 15 proposed; or,
    - ii. R-20 District 30 feet required, 15 feet proposed.

Adoption of the proposed subdivision proposal and Comprehensive Plan amendments will be considered at this Public Hearing and may be altered or amended prior to the close of the Public Hearing without further advertising, as a result of further study or because of the views expressed at the Public Hearing. Any such alteration or amendment must be presented for comment in the course of any said Public Hearing.

**III. Approval of Minutes Feb 17, 2021; review, discussion and/or action and/or vote**

#### **IV. Correspondence**

1. FYI – Jamestown Properties – Chris Pike - Extension

#### **V. Citizen's Non-Agenda Item**

#### **VI. Reports**

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

#### **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*

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 February 26, 2021*

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