

PLANNING COMMISSION AGENDA

July 7, 2021

7:00 PM

**PURSUANT TO EXECUTIVE ORDER NO. 20-05 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.

**PURSUANT TO EXECUTIVE ORDER NO. 20-05 EXECUTED BY GOVERNOR GINA
RAIMONDO ON MARCH 16, 2020, AS AMENDED**

THIS MEETING WILL BE TELECONFERENCED VIA ZOOM:

Join Zoom Meeting

<https://us02web.zoom.us/j/81443815013>

Meeting ID: 814 4381 5013

One tap mobile +13126266799,,81443815013# US (Chicago)

+16465588656,,81443815013# US (New York)

Dial by your location

888 788 0099 US Toll-free

Meeting ID: 814 4381 5013

Find your local number: <https://us02web.zoom.us/j/81443815013>

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

**The Jamestown Planning Commission sitting as the Local Review Board pursuant to
RIGL 45-53 Low and Moderate Income Housing Act**

NOTICE OF PUBLIC HEARING – Continued from 6-2-21

**TO HOLD A COMBINED SUBDIVISION MASTER PLAN INFORMATIONAL MEETING
AND PRELIMINARY PUBLIC HEARING FOR THE PROPOSED (MAJOR) 4 LOT
SUBDIVISION WITH (THE FOLLOWING) WAIVERS/VARIANCES FOR PROPERTY
LOCATED AT PLAT 4 LOT 52, 91 CARR LANE, JAMESTOWN, RI OWNER, TOWN OF**

JAMESTOWN, AND APPLICANT CHURCH COMMUNITY HOUSING
CORPORATION

The Local Review Board will review and act on the proposed Major Land Development Project as well as the requested variances through the Comprehensive Permit process. The Local Review Board shall have the authority to issue the comprehensive permit for subdivision 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.

Said lot proposed for subdivision begins less than 2/10th of a mile (approximately 770 feet) east of North Main Road on Carr Lane and less than 2/10th (approximately 1380 feet) of a mile west of East Shore Road on Carr Lane.

This project consists of development of 2 “affordable” single family units and 2 market-rate single family units. The Applicant reserves the right to create 3 “affordable” single family units and 1 market-rate single family unit. The Applicant requests variances to the Zoning Ordinance as follows including any and all other necessary relief as determined:

1. Article 16 - Single Family Cluster Land Development Projects
 - a. 82-1603 – Maximum Number of Dwelling Units
Permitted number of lots = 1, Proposed = 4
Relief requested = 3 additional lots
 - b. 82-1604 – Table 16-1 Dimensional Regulations for Cluster Developments
 - i. Area in Square Feet – 20,000 square feet required
Parcel A – 13040 sq. ft. proposed, relief requested = 6,960 sq. ft.
Parcel B – 13040 sq. ft. proposed, relief requested =6,960sq. ft.
 - ii. 82-1605 – Location of Structures
No Single-family dwelling structure or accessory structure within a cluster land development project may be located within 30 feet of the perimeter thereof.
Parcel D –existing house - 11.3 feet from the property line
 - c. 82-1606 – Open Space within a cluster development.
Relief from the requirement that no more than 50% of the open space shall be land unsuitable for development.

Section 82-1705 Inclusionary Zoning
 - d. Incentives. Reduction in minimum lot area. Area required is 14,000 square feet with density bonus. Parcel A relief requested is 960 SF. Parcel B relief requested is 906 SF.

Relief Requested – Waivers from the Subdivision Regulations

Waivers are needed from the following:

1. Article III, A(2) Each lot shall conform to the standards of the Zoning Ordinance.

Article IV – Special Requirements, A. Residential Cluster Developments

- a. 2. Uses, Lot areas and Dimensional Regulations

Relief as requested for the Zoning Ordinance above pertaining to Lot Area, and Maximum Number of Dwelling Units.

a. 3. Density Calculation

Land suitable for development is 59,119 SF plus upland of 91,740 SF for a total of 150,859 SF. A waiver is needed as total land area required (for four single family homes) is 800,000 SF.

Approvals Required

- Subdivision – Minor 4 lot reassigned to “Major” for the purposes of granting variances and Waivers (above)
- Section 82-801 et seq. Development Plan Approval required in RR 200 zone

Interested parties may examine the plans for the proposed Subdivision/Comprehensive Permit at the Jamestown Planning Office, located at the Town Hall, 93 Narragansett Avenue, second floor, Monday through Friday, between the hours of 9am to 4pm by calling 423-7210 to schedule a time to view the file. It is also available on line at www.jamestownri.gov/planning.

Adoption of the proposed subdivision/Comprehensive Permit proposal 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.

II. New Business

- 1. 53 Narragansett Avenue, Plat 9 Lot 207 – Change of Use in the Jamestown Village Special Development District, Jamestown Zoning Ordinance Article 11 - Development Plan Review**

III. Approval of Minutes June 16, 2021; review, discussion and/or action and/or vote

IV. Citizen’s Non-Agenda Item

V. Reports

1. Town Planner’s Report
 - Future meetings – topics and applications
 - August 18, 2021

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 July 2, 2021

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