

Approved As Written
PLANNING COMMISSION MINUTES

May 5, 2021

7:00 PM

Jamestown Town Hall

93 Narragansett Ave.

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

THIS MEETING WILL BE TELECONFERENCED VIA ZOOM:

I. Call to Order and Roll Call

The meeting was called to order at 7:01 p.m. and the following members were present:

Michael Swistak – Chair

Duncan Pendlebury – Vice Chair

Rosemary Enright – Secretary

Mick Cochran

Bernie Pfeiffer

Dana Prestigiacomio

Michael Smith

Also present:

Lisa Bryer, AICP – Town Planner

Peter Ruggiero – Town Solicitor

Mark Liberati – Attorney for CCHC

Christian Belden – CCHC Executive Director

Quentin Anthony – Land Trust President

Bonnie Hogan

Julie Wright

Commissioner Swistak recused for the Public Hearing.

A motion was made to open the public hearing with the Planning Commission sitting as the local review board by Commissioner Enright and seconded by Commissioner Smith. Commissioner Swistak Abstains. So unanimously voted by: Duncan Pendlebury, Rosemary Enright, Mick Cochran, Bernie Pfeiffer, Dana Prestigiacomio
Michael Smith

**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
JAMESTOWN PLANNING COMMISSION
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**

CCHC Attorney Mark Liberati said there have been a few issues and discussions that have been presented so CCHC respectfully requests this matter be continued until a month from now. This hearing will be continued until June 2nd 2021.

A motion to accept the continuance from CCHC until June 2, 2021 was made by Commissioner Pfeiffer and seconded by Commissioner Smith. So unanimously voted.

II. Approval of Minutes April 7, 2021; review, discussion and/or action and/or vote

A motion was made to approve the minutes as written by Commissioner Enright and seconded by Commissioner Smith. So unanimously voted: Duncan Pendlebury, Rosemary Enright, Mick Cochran, Bernie Pfeiffer, Dana Prestigiacomo.

III. Citizen’s Non-Agenda Item

Mr. Anthony requested that the next meeting on this matter be heard in person because the Land Trust wants to present a number of exhibits in person. Solicitor Ruggiero said Mr. Anthony can file a request with the Planning Department. At this time public meetings are held via Zoom, the law does not allow for in person meetings right now. He can submit all the documents before hand for the Planning Commission to review.

Bonnie Hogan asked that the Continuance be heard in an open fair democratic public meeting because this is an important matter and the public should be heard. Commissioner Pendlebury stated she can do the same thing.

Julie Wright proxy for Adam Wright and Camilla Wright 46 Carr Lane. And she is there with David and Susan Wright 30 Carr Lane and Dan and Marcia Wilcox 461 East Shore Rd. asking for a public meeting in person.

IV. Reports

1. **Town Planner’s Report – nothing additional**
 - **Future meetings – topics and applications**

Commissioner Enright asked about short term rentals. Commissioner Pendlebury asked about the Zoning Ordinance and Ms. Bryer let him know that our consultant (Horsley Witten) will now be hiring a legal team to review the Zoning Ordinance in lieu of the Jamestown Solicitors.

V. Adjournment

A motion to adjourn was made by Commissioner Swistak and seconded by Commissioner Enright at 7:27 p.m. So unanimously voted.

Attest:



Cynthia L Reppe