

# **PLANNING COMMISSION AGENDA**

**March 16, 2022**

**7:00 PM**

**Jamestown Town Hall**

**93 Narragansett Ave.**

## **I. Call to Order and Roll Call**

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

## **III. Correspondence**

1. Final Administrative Subdivision Michael Scott Rutherford & Emily Alden Rutherford, Plat 10 Lots 40 and 99, 345 & 359 Highland Drive
2. Reinstate the Preliminary Plan Approval and Minor Subdivision of Plat 9 Lot 795; 30 Walcott Avenue

## **IV. Reports**

1. Planners Report – 91 Carr Lane from Ashley Sweet, Consulting Planner

## **V. New Business**

1. 12 Holmes Court, AP 8 Lot 632. Application of David Hehman – Proposed single family dwelling per Zoning Ordinance Article 11, Development Plan Review in the Jamestown Village Special Development District - Approval; review, discussion and/or action and/or vote
  - a. Technical Review Committee Minutes - February 9, 2022; review
2. 91 Carr Lane, AP 4 Lot 52. Owner – Town of Jamestown, Applicant – Church Community Housing Corp. Application for Comprehensive Permit for Affordable housing per Zoning Ordinance Article 17, a 3 Lot Major Subdivision with Zoning Variances where 2 lots proposed as LMI and one lot market rate. Preapplication Review and discussion.

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 2/10<sup>th</sup> of a mile (approximately 770 feet) east of North Main Road on Carr Lane and less than 2/10<sup>th</sup> (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 1 market-rate single family units.

As part of this application, Applicant is requesting the following waivers with respect to the project:

**Parcel A:**

**1. Minimum Lot Size:**

Required: 200,000 square feet

Proposed: 13,585 square feet

Relief needed: 186,415 square feet

**2. Minimum Lot Width:**

Required: 300-feet

Proposed: 78.96-feet

Relief needed: 221.04-feet

**3. Minimum Side Yard Building Setback:**

Required: 40-feet

Proposed: 12-feet from west side & 19.2-feet from east side lines

Relief needed: 28-feet from west side & 20.8-feet from east side lines

**4. Lot Coverage Allowed: 5%**

Lot Coverage Proposed: 8.95%

Relief Needed: 3.95%

**Parcel B:**

**1. Minimum Lot Size:**

Required: 200,000 square feet

Proposed: 13,836 square feet

Relief needed: 186,164 square feet

**2. Minimum Lot Width:**

Required: 300-feet

Proposed: 82-feet

Relief needed: 218-feet

**3. Minimum Side Yard Building Setback:**

Required: 40-feet

Proposed: 12-feet from west side & 18-feet from east side lines

Relief needed: 28-feet from west side & 22-feet from east side lines

**4. Lot Coverage Allowed: 5%**

Lot Coverage Proposed: 8.79%  
Relief Needed: 3.79%

**Parcel C:**

**1. Minimum Lot Size:**

Required: 200,000 square feet  
Proposed: 31,698 square feet  
Relief needed: 168,302 square feet

**2. Minimum Lot Width:**

Required: 300-feet  
Proposed: 175-feet  
Relief needed: 125-feet

**3. Lot Coverage Allowed: 5%**

Lot Coverage Proposed: 11.88%  
Relief Needed: 6.88%

**4. Minimum Side Yard Building Setback:**

Required: 40-feet  
Note: Existing dwelling is located 11.3-feet from the east side line  
Relief needed: 28.7-feet from the east side line

**5. Existing garage is located within the front yard setback:**

Required: 50-feet  
Note: Existing garage is located 31.8-feet from Carr Lane  
Relief needed: 18.2-feet from Carr Lane

**6. Per Section 82-311:**

The maximum size of an accessory structure on the lot is 900 square feet  
Note: Existing garage is 1,312 square feet  
Relief needed: 412 square feet

**Additional Relief requested:**

1. The entire area is subject to Zoning Ordinance Article 8, Section 82-800 thru 82-803 - Regulations for RR-200 Zoning Districts.
2. Waiver from Subdivision Regulation Article III, A(2)

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 <https://jamestownri.gov/town-departments/planning>

No Formal action need be taken by the Planning Commission at the pre-application meeting per the Jamestown Subdivision Regulations.

**VI. Approval of Minutes - March 2, 2022; review, discussion and/or action and/or vote**

**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 March 10, 2022*

Notice may be posted: <https://www.jamestownri.gov/town-departments/planning/-folder-11529>