

PLANNING COMMISSION AGENDA

April 20, 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. Approval of Development Plan for 12 Holmes Court to construct a new house, Plat 8 Lot 362
2. Final Approval of Jamestown Properties, LLC, Chris Pike, AP 9 Lot 795, 30 Walcott Avenue – 2 Lot Minor Subdivision
3. Memo to Zoning Board of Review for Zoning Ordinance Section 82-314 – High Groundwater Table and Impervious Overlay District Sub-district A
 - a. John Welch: AP 1, Lot 221; 11 Bay View Drive North
 - b. Lino Corredora 86 Stern Street: AP 14, Lot 80
4. Letter from Jamestown Affordable Housing Committee dated April 12, 2022 re: 91 Carr Lane

IV. Reports

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

V. Old Business

1. Master Plan Application 91 Carr Lane, AP 4 Lot 52; review, discussion, and/or action, and/or vote;

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

NOTICE OF PUBLIC INFORMATION MEETING

JAMESTOWN PLANNING COMMISSION

TO HOLD A SUBDIVISION MASTER PLAN PUBLIC INFORMATIONAL MEETING FOR THE PROPOSED (MAJOR) 3 LOT SUBDIVISION WITH 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 Jamestown 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 the development of 2 “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:

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)

2. Zoning Board of Review Ruling, July 25, 2018

VI. Approval of Minutes – April 6, 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 April 14, 2022

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