

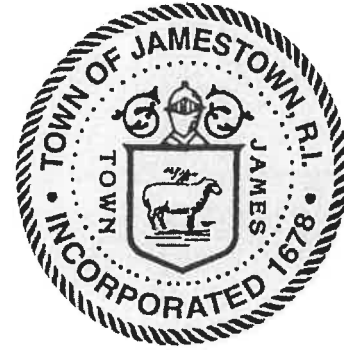
Application of the Town of Jamestown, whose property is located at 5 Freebody Drive (Jamestown Highway Garage), and further identified as Tax Assessor's Plat 7, Lot 1 seeks the following relief for the proposed new Workshop Building.

- a. An amendment to an existing special use permit in accordance with Section 82-302 (District Dimensional Regulations), Table 3-1, IV Gov't, Education, Institutional (1) Gov't Owned utility facility.
- b. A variance from Section 82-1203 Minimum off street parking, 26 spaces required, and 19 spaces provided. Previous zoning application for highway garage was granted a parking variance for 19 spaces where 33 were required at the time.

Said property is located in a PUBLIC zone and contains 25.62 acres.

**Town of
Jamestown, Rhode Island**

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Date: December 22, 2022

To: Jamestown Zoning Board

From: Michael Gray, PE
Public Works Director

RE: Application for a Modification of a Special Use Permit
New Workshop Facility
Jamestown Department of Public Works
Plat 7 Lot 1
Town of Jamestown

This narrative is in support of an application to the Zoning Board of Review for the construction of a new workshop/storage building at 5 Freebody Drive, Plat 7 Lot 1 as depicted on the attached Site Plan. The existing wastewater treatment facility and highway garage are located on the same property. The proposed workshop/storage requires the following approvals from the Zoning Board:

1. The Zoning Board approved a special use permit in 2008 to construct the highway garage on the property. The new workshop/storage building requires a modification of this special use permit in accordance with Table 3-1, (IV), Government, Education, Institutional (10) Government Owned Utility Facility
2. A variance from Section 82-1203 Minimum off street parking for government, education, and institutional facility

The following information is attached and made part of this application:

1. Site Plan prepared by the Jamestown Department of Public Works dated December 2022
2. Building Plan prepared by the Jamestown Department of Public Works dated December 2022

The proposed workshop/storage building will provide much needed space for the public works department to complete construction projects for the Town. Since 2009 many projects have been completed in the existing highway garage building utilizing the unheated storage bays. Trucks and equipment are parked outside of the building when projects are being constructed by the staff.

Two existing bays within the unheated storage area of the highway garage have been dedicated to the carpenter for wood working equipment, shelving storage, lumber racks, and tools as shown in the attached photos. This area is directly adjacent to truck and equipment storage where rainwater, snowmelt and salt drops onto the concrete floor and impacts the working conditions, tools, and lumber materials. Trucks and equipment at times are needed to park outside to allow projects to be built.

The Town Council approved the Site Plan and Building Plan at the regular meeting of January 3, 2023 for the construction of a new building for the public works department with dedicated space where the staff can work on projects for the Town. The proposed building as shown on the Building Plan measures 32'x65', which is the approximate footprint within the existing highway garage that is dedicated for the workshop, material storage, and project space. Two bays are proposed for the new workshop with a 16' ceiling height to construct projects within the building. Proposed door heights will allow the loader to drive in and lift the projects and move them out to a trailer for delivery. The area adjacent to the bays will allow the woodworking tools and equipment to be set-up with adequate space to work safely. A mezzanine is also proposed above the work space for additional storage for lumber and materials. Attached is a photo of a building on the former CMS property located behind the Jamestown Police Station as an example of the siding and roofing material and color.

The location of the proposed building is along the edge of the existing paved parking lot just north of the existing highway garage as shown in the attached photos. Currently this paved area is used for gravel material storage which will be relocated on the site adjacent to the existing driveway as shown on the site plan. There are no changes proposed for ingress or egress to the lot with the proposed construction.

In granting any special use permit or variance, the zoning board shall consider whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to, the following matters, where applicable in accordance with Article 6 Section 82-600 of the Zoning Ordinance:

- A. Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or other catastrophe;

Response: The proposed highway garage facility is an extension of the wastewater treatment plant facility. The lot is accessed by an existing bituminous driveway from Freebody Drive. The new building will be accessed from the existing paved area of the highway garage. There are no changes proposed for ingress or egress to the lot with the proposed construction.

- B. Off-street parking and loading areas where required, with particular attention to the items in (A) [subsections A. of this section] above, and the economic, noise, glare or odor effects of the special use on adjoining lots;

Response: The new building will be constructed along the edge of the existing paved area along the highway garage. The following calculations are prepared for the proposed buildings:

The following parking calculations are prepared for the buildings:

Highway Garage	13,220 sf / 400 spaces/sf = 33 spaces
Workshop	2,080 sf / 400 spaces/sf = 5 spaces

The existing parking for the highway garage received a variance from the zoning board in 2008 for the existing 19 spaces where 33 was required. There are 11 employees in the Highway Department and there has been adequate space for parking since the garage was constructed in 2009. The new workshop will require an additional 5 spaces as calculated but no spaces are proposed for this project. The Town is seeking relief from the parking requirements for the new workshop building.

C. Trash, storage and delivery areas with particular reference to the items in (A) and (B) [subsections A. and B. of this section] above;

Response: The new building will be serviced by a proposed driveway and loading area for deliveries. Trash will be deposited in a dumpster located in the vicinity of the proposed highway garage on the property.

D. Utilities and surface water drainage with reference to locations, availability and suitability;

Response: There are existing utilities on the property as noted on the site plan attached. The new building will require electrical and telephone that will be installed underground from the existing highway garage to the new workshop building. The water and sewer will be connected to the municipal water and sewer system on the property.

Surface water runoff from the proposed building will be collected in existing drainage swales that discharge to a water quality basin located within the grassed median area of the wastewater treatment plant. Following treatment the stormwater is discharged to the bay. The proposed water quality basin provides treatment of existing and proposed stormwater runoff before discharge to the bay.

E. Screening and buffering with reference to type, dimensions and character;

Response: The Public Works Department will provide additional evergreen plantings along Bay View Drive to extend the existing screening planted with the highway garage. Presently there are deciduous plants between the chain link fence and pavement of Bay View Drive.

F. Signs, if any, and exterior lighting with reference to glare, traffic safety, economic effect on and compatibility and harmony with lots in the zoning district;

Response: There are no signs proposed. Exterior lights will be installed on the front of the building for safety. The building will receive minimal light during the off hours and during snow storm operations.

G. Required yards and other open spaces;

Response:

Public Zoning District		
	Zoning Requirement	Proposed
Lot Coverage	25 %	2 %
Landscaping	15 %	84 %
Building Height	35 Feet	22 Feet
Front Yard Setback	50 Feet	NA Corner Lot
Corner Yard Setback	50 Feet	60 Feet
Side Yard Setback	75 Feet	140 Feet
Rear Yard Setback	75 Feet	NA (Corner Lot)

H. General compatibility with lots in the same or abutting zoning districts;

Response: The addition of a new workshop/storage building is consistent with the present use of the property as a public works facility.

I. Environmental compatibility and safeguards to protect the natural environment;

Response: The proposed location of the new building has been selected to utilize the existing paved areas to eliminate the need for more impervious coverage on the lot. The proposed limits of disturbance are the minimum required to construct the building. Soil erosion and sedimentation control measures will be used during construction. The existing stormwater quality basin will treat the stormwater runoff from the new building.

J. Electrical, electronic or noise interference;

Response: Underground electrical is proposed to the new building from the existing highway garage.

K. Water saving devices and/or ISDS inspection or servicing.

Response: There will be water saving devices in a bathroom in the new workshop building which will be connected to the municipal sewer.

Sec. 82-602. Burden on the applicant.

Before any special use permit shall be granted, the applicant shall show to the satisfaction of the zoning board in accordance with Article 6 Section 82-602 of the Zoning Ordinance:

- A. That the granting of the special use permit will not result in conditions inimical to the public health, safety, moral and welfare; and

Response: The proposed construction of a new workshop building facility will not result in conditions inimical to the public health, safety and welfare of the community. The building will be located on Town property used as presently as a wastewater treatment facility and highway garage facility. The proposed building will be used for the operation of the highway department which is a necessary function of the public works department. The new workshop will provide needed space for the staff to construct new projects for the Town.

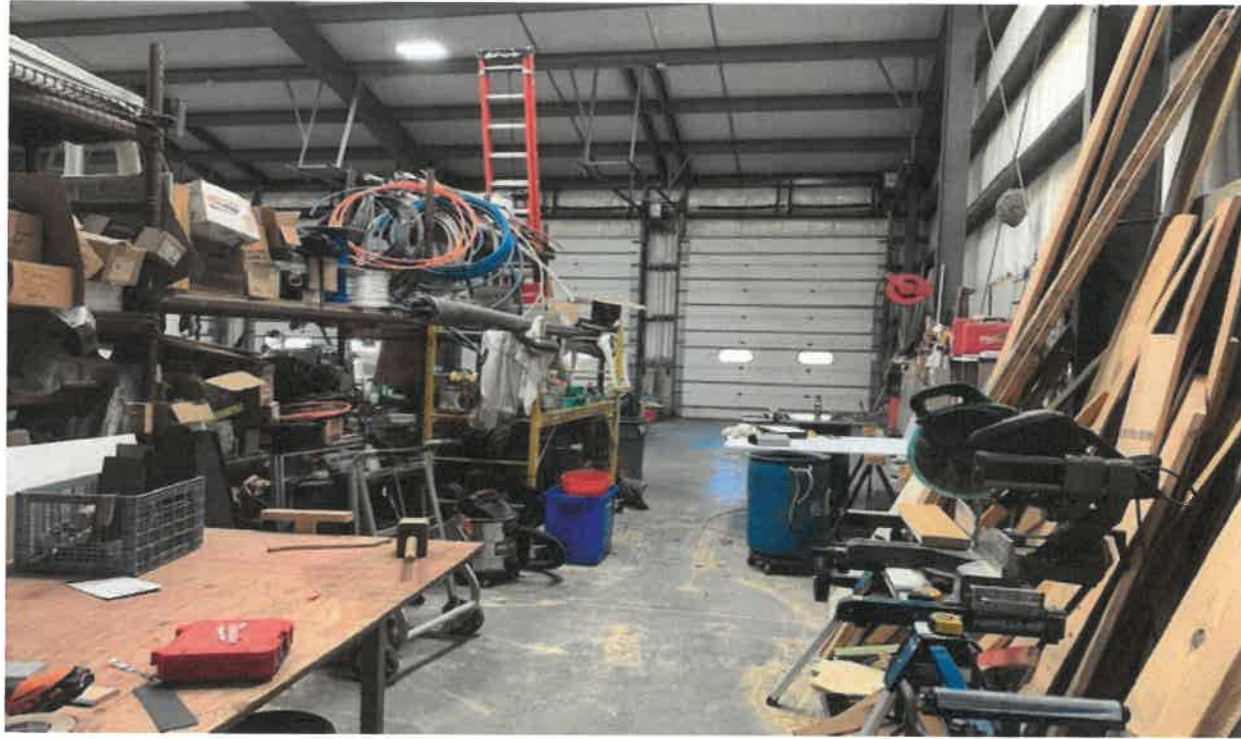
- B. That the granting of such special use permit will not substantially or permanently injure the appropriate use of the property in the surrounding area or district.

Response: The proposed construction of a new workshop facility is compatible with the existing use of the property. The building as proposed will be located adjacent to the highway garage. In addition landscaping is proposed to screen the property from view.



Photo inside unheated bays of highway garage. Carpenter work area shown





Carpenter work space



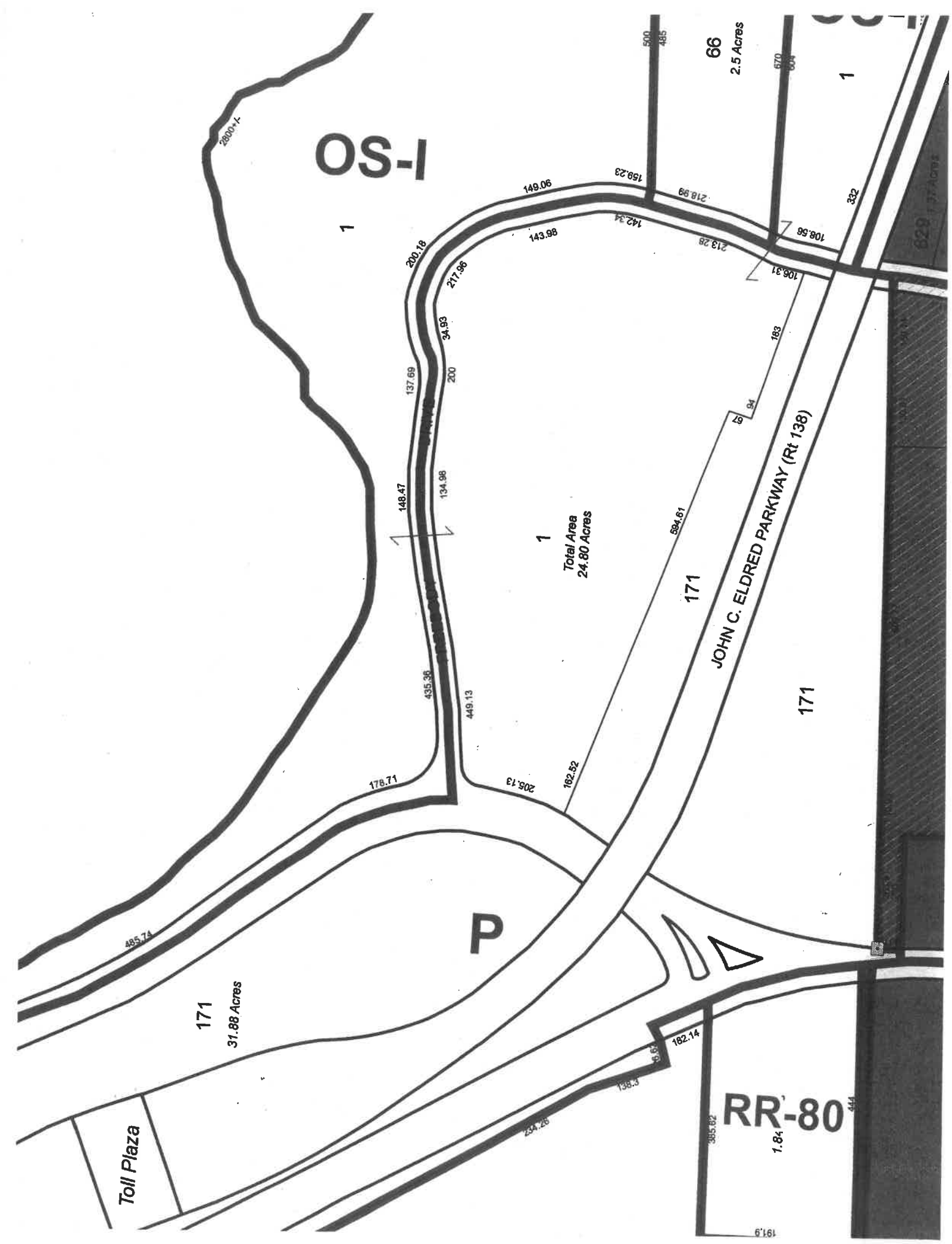
Proposed location for workshop adjacent to existing pavement in area of material bins.



Workshop location looking south toward highway garage.



Photo taken behind police station of a building on the former CMS property. This is an example of the siding and roofing color for the proposed new workshop.



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