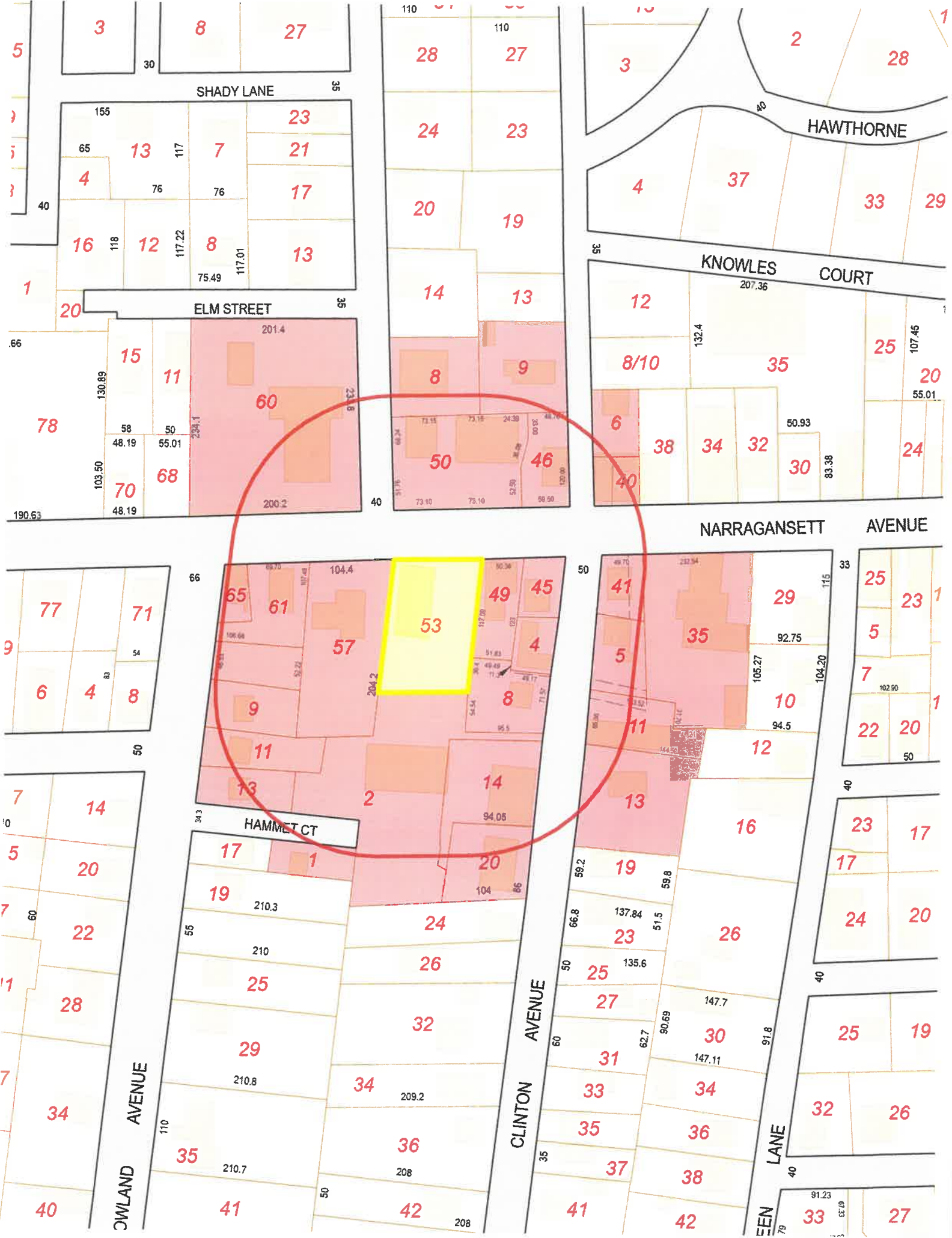


**Notice of Hearing**

Application of Our Table, LLC which subject property is located at 53 Narragansett Avenue, and further identified as Tax Assessor's Plat 9, Lot #207 for a Special Use Permit granted under Article 6 Section 82-600 and 602, pursuant to Article 3 Section 82-301, Uses and Districts, Table 3-1 Permitted Uses, section VI.C.3, Lunchroom or Restaurant serving alcohol. This application also seeks a dimensional variance granted under Article 6 Section 82-600, 605, and 606 from Article 12 Section 82-1203, Minimum Off Street Parking, where the entire site will require 33 parking spaces and there are 25 parking spaces available. The subject property is located in a CD zone.



TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

**Application for Exception or Variance under the Zoning Ordinance**

Zoning Board of Review;

Jamestown, R.I.

Date: 2/15/2023

To Whom it may concern:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant: Our Table, LLC

Address: c/o Christian Infantolino, Esq.,  
77 Narragansett Avenue  
Jamestown, RI 02835

Owner: Gino Difante

Lessee: Our Table, LLC

1. Location of premises: No. 53 Narragansett Avenue, Jamestown, RI
2. Assessor's Plat 9 Lot 207
3. Dimensions of lot: frontage: +/-107 ft. depth: +/-152 ft. Area: 16,232 sq. ft.
4. Zoning Districts in which premises are located: Use:CD Area: 3,840 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Purchased in 2021
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 11,000 sq. ft.  
Size of proposed building or alteration: no change
8. Distance of proposed building or alteration from lot lines:  
**Required:** front: NA rear: NA side: NA
9. Present use of premises: Business/Residential
10. Proposed use of premises: No Change

Location of septic tank & well on lot: No Change-serviced by Town water and sewer

11. Give extent of proposed alterations: Applicant proposes to create outdoor seating. Per the plans 2 parking spaces will be eliminated to provide space for 5 Tables, each sitting 4 seats. Two more parking spaces will be eliminated to create bike parking directly across from the proposed outdoor seating.

12. Number of families for which building is to be arranged: NA

13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

This application seeks a Special Use Permit granted under Article 6 Section 82-600 and 602, pursuant to Article 3 Section 82-301, Uses and Districts, Table 3-1 Permitted Uses, section VI.C.3, Lunchroom or Restaurant serving alcohol.

This application also seeks a dimensional variance granted under Article 6 Section 82-600, 605, and 606 from the following:

(1) Article 12 Section 82-1203, Minimum Off Street Parking, where the entire site will require 33 parking spaces and there are 25 parking spaces available.

15. State the grounds for exception or variation in this case:

This property possesses unique characteristics that require the relief requested.

This hardship present is due to the unique characteristics of the subject lot.

The granting of the requested variance will not alter the general characteristic of the surrounding area.

The relief requested is the least relief necessary.

The hardship amounts to more than a mere inconvenience without the requested relief.

The requested relief will allow the applicant to provide outside seating as well as create much needed bike parking within the Town.

The granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare, and will not substantially or permanently injure the appropriate use of the property in the surrounding area

[The Remainder of this Page Intentionally Left Blank]

Respectfully Submitted,

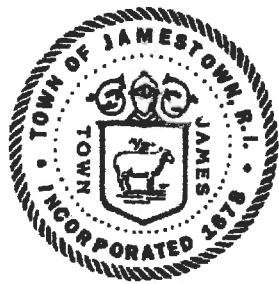
Signature: /s/ christian s. infantolino, esq., attorney for  
applicants

Address: 77 Narragansett Avenue  
Jamestown, RI 02835

Phone: 401-423-0400

Signature:   
Gino Difante, Owner

**NOTE:** A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE  
FULL INFORMATION MUST BE FILED WITH THE APPLICATION



## Town of Jamestown

93 Narragansett Avenue  
401-423-7200

Jamestown, Rhode Island  
02835-1199

August 24, 2021

Our Table  
Marla Romash  
34 Clinton Avenue  
Jamestown, RI 02835

Dear Ms. Romash,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on August 24, 2021.

After testimony was completed at the public hearing for which due notice was given and a record kept, the Town of Jamestown Zoning Board of Review, after taking into consideration all of the testimony and exhibits at the public hearing, makes the following determination:

A motion was made by Terence Livingston and seconded by James King to grant the request of Our Table, LLC and Gino Difante, whose property is located at 53 Narragansett Ave., and further identified as Assessor's Plat 9, Lot 207 for a Special Use Permit for permissions under Art. 6 (Application of District Regulations), Sec. 82-301 VI C.3 (Uses and Districts) to use the premises as a lunchroom or restaurant (alcoholic beverages).

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTIONS 600 and 602.

This Special Use Permit is granted with the following restriction/condition(s):

1. The establishment must not allow smoking on the property outside.
2. There shall not be any outdoor dining.
3. The conditions of approval paragraphs 1 through 6 the August 6, 2021 planning board memorandum are to be abided to by Table LLC.
4. Our Table hours to operate shall be from 4:00 pm to no later than 10:00 pm.

This motion is based on the following findings of fact:

1. Said property is located in a CD zone and contains 16,100 sq. ft.
2. The establishment indicated they will only serve beer and wine.
3. The establishment will have no more than 46 seats in the restaurant and they will have the requisite number of parking spaces.
4. There were 14 people who were in support of the application.

5. There were 3 people who had concerns about the project and wanted conditions such as no smoking on the property, noise levels, and lighting.

The motion carried by a vote of 5 -0.

Richard Boren, Dean Wagner, Terence Livingston, Edward Gromada, and James King voted in favor of the motion.

Judith Bell, John Shekarchi, and Alex Finkelman were not seated.

This variance/special use permit shall expire one year from the date of granting unless the applicant exercises the permission granted.

Very truly yours,



Richard Boren, Chairman  
Jamestown Zoning Board of Review  
RB/pw



Office of the Town Planner  
MEMORANDUM

**TO:** Zoning Board of Review  
**FROM:** Lisa Bryer, AICP, Town Planner  
**RE:** Application of 53 Narragansett Ave., Plat 9 Lot 207, Change of Use in the Jamestown Village Special Development district, Jamestown Zoning Ordinance Article 11, Development Plan Discussion, Review and Approval and Recommendation to Zoning Board on Special Use Permit for liquor  
**DATE:** August 6, 2021

The application of Gino DiFante, 53 Narragansett Avenue was reviewed by the Planning Commission on August 4, 2021 and the Planning Commission hereby grants Development Plan approval based on the following finding of fact and subject to the following conditions of approval:

Findings of Fact:

1. The application was reviewed under the standards of Zoning Article 11 as a new use.
2. This application has been reviewed by the TRC on 6-16-21, 7-28-21 and by the Planning Commission on 7-7-21;
3. The applicant was represented by Chris Arner, AIA, and has provided the following information for the current application:
  - Plans entitled COMMERCIAL BUILDING 53 Narragansett Avenue, Jamestown, RI, Plat 9, Lot 207 dated 7-28-21:
    - Proposed (location) Site and Lighting Plan, Photographs, Parking Calculations, and;
    - Floor Plans, Zoning and Code Requirements;
4. The proposed improvements consist of:
  - a) Interior Improvements to the second and third floor, but no change in use. Conversion of the first floor from a Pharmacy/retail use to Restaurant/Office/Personal Service/Retail;
  - b) Exterior improvements including lighting, signage, rubbish collection, and parking compliance;
5. This property is located in the Commercial Downtown (CD) District. Restaurant, office, personal service and retail uses are permitted in the CD District. Restaurant with Liquor requires a special use permit. The Planning Commission finds this application is consistent with the Jamestown Comprehensive Plan.
6. The restaurant and additional uses as shown on the plans have shown to comply with parking based on proposed uses including a 46 seat inside restaurant. Therefore, there is adequate parking for the intended use, 27 on-site and 2 on street as permitted by Zoning Ordinance 82-1204J.



7. A joint trash receptacle area (dumpster) is provided for all site uses in the rear of the site.
8. Throughout the process, the direct abutter at 49 Narragansett - Plat 9 Lot 208 has provided comments and concern over the retaining wall leaning towards her property by 6 inches, the fence on top of the retaining wall needing repair and maintenance, providing curb stops, noise from proposed outdoor dining, inappropriate lighting, on-site liquor nuisances, and trash location;
9. The applicant has committed to no smoking outside on the premises; and,
10. The applicant has revised the application to include No outdoor dining.

Conditions of Approval:

1. The site improvements shall be built in strict accordance with the plans referenced above, including:
  - a. Prior to final approval, It should be concluded whether the fence on the eastern property line is structurally sound and replaced and/or painted on both sides if necessary;
  - b. Prior to the certificate of occupancy, the building official will insure lighting compliance with Zoning Ordinance Sec. 82-312;
2. A Special Use Permit is required for liquor service;
3. A liquor license is required for serving liquor;
4. Board of Water and Sewer Commissioners approval is needed prior to a building permit;
5. A final lighting distribution plan, using a parking lot standard of 2 foot candles, shall be approved administratively prior to final approval; and,
6. Final Development Plan Approval shall be granted administratively when all conditions of approval are satisfied and the Special Use Permit has been granted by the Zoning Board of Review.

Received for Record  
Roberta J. Fasan  
TOWN CLERK  
JAMESTOWN, R.I.  
SEP 29, 2021 09:25 AM  
Vol: 1004 PG: 190



① CONTEXT PHOTOGRAPHS

A1

2-14-23

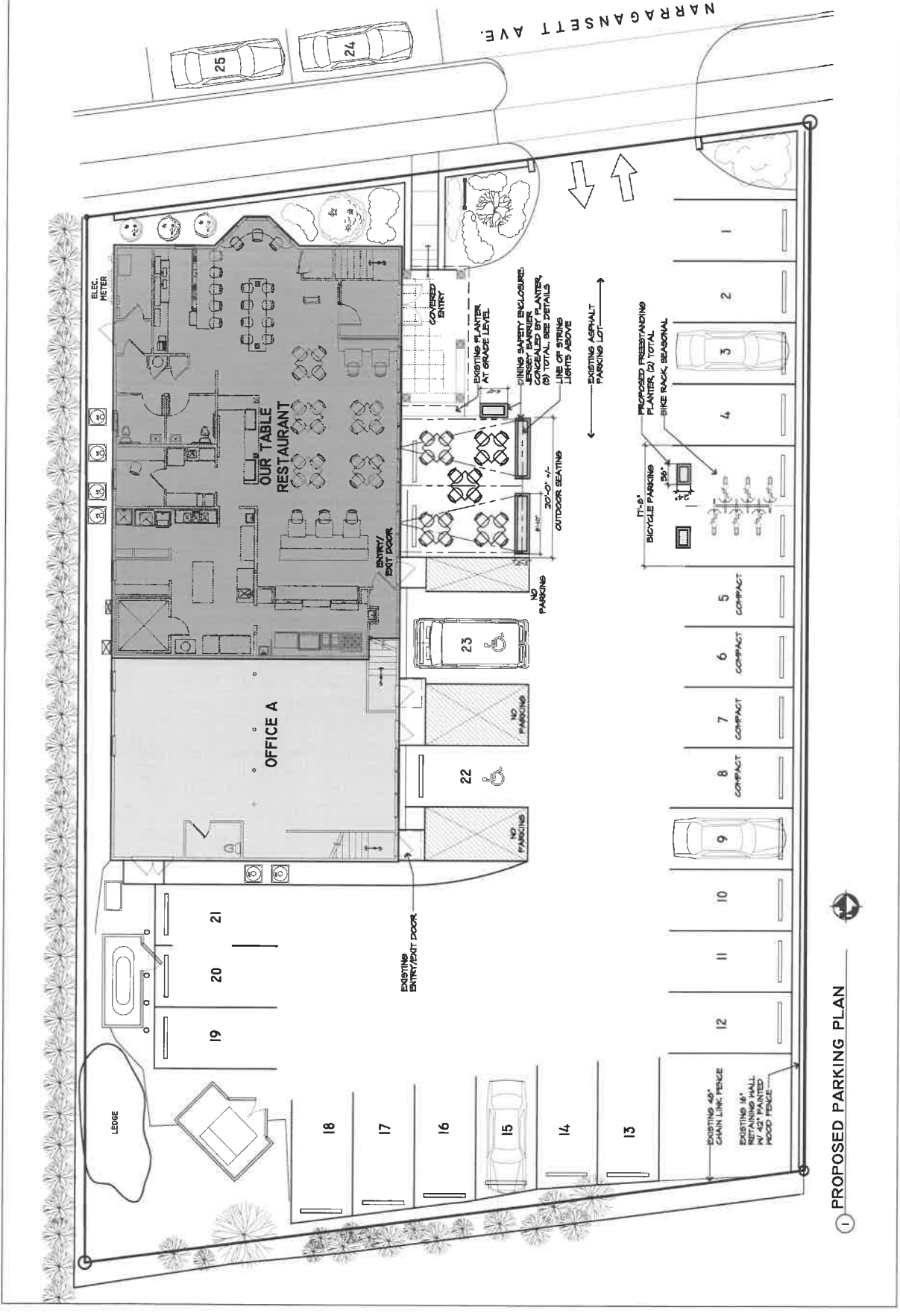
ISSUED FOR  
JAMES COVA  
PLANNING COMMISSION  
MEETING  
2-16-23

PHOTOGRAPHS

OUR TABLE RESTAURANT

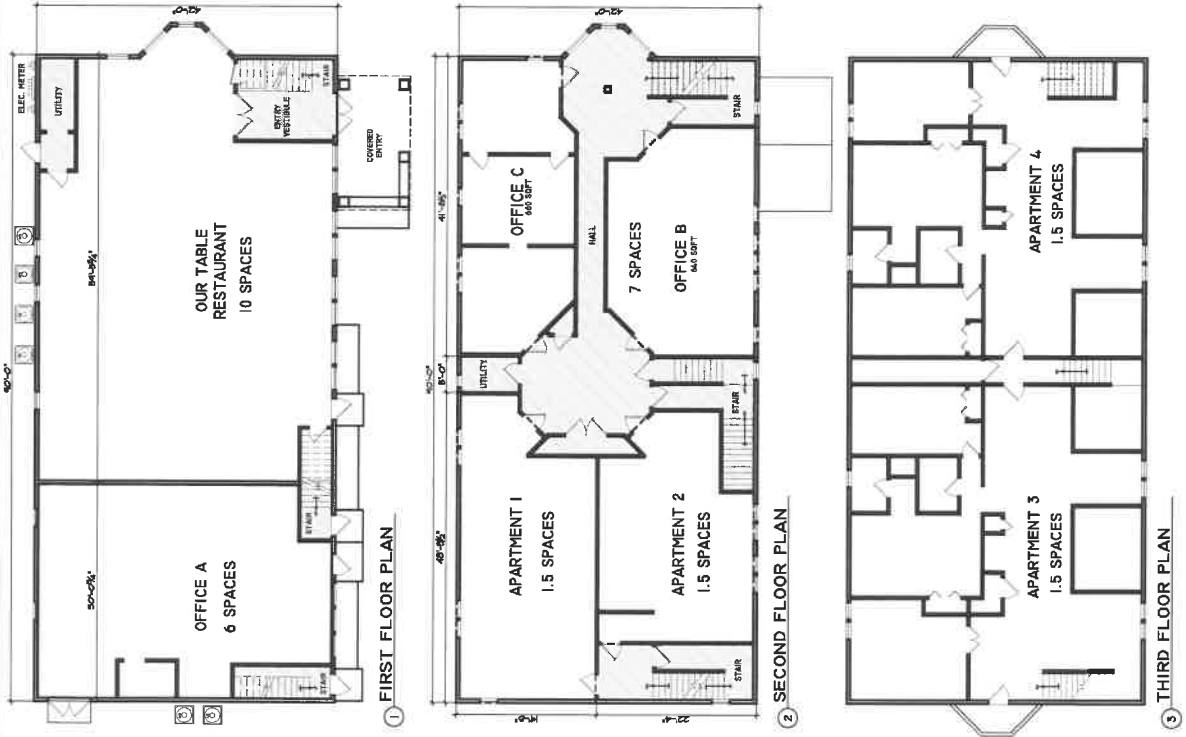
53 NARRAGANSETT AVE  
JAMESTOWN, RI  
PLAT 9, LOT 207

CHRISTOPHER  
ARNER,  
ARCHITECT  
1 WASHINGTON STREET  
40122-5875  
WWW.CWAJAX.COM



1 PROPOSED PARKING PLAN





## PARKING CALCULATIONS

LOCATION	2021 (CURRENT)	2023 (PROPOSED)	COMMENTS
FIRST FLOOR			
OFFICE A	6	NO CHANGE	1,122 SQFT 5 SPACES PER 1,000 SQFT
OUR TABLE INDOOR SEATING	10	NO CHANGE	INDOOR SEATING: 46 SEATS 1 PARKING SPACE PER 5 SEATS
SECOND FLOOR			
APARTMENT 1	1.5	NO CHANGE	1.5 SPACES PER DWELLING UNIT
APARTMENT 2	1.5	NO CHANGE	
OFFICE B & C	7	NO CHANGE	1,300 SQFT 5 SPACES PER 1,000 SQFT
THIRD FLOOR			
APARTMENT 3	1.5	NO CHANGE	
APARTMENT 4	1.5	NO CHANGE	1.5 SPACES PER DWELLING UNIT
PARKING REQUIRED AND PROVIDED	29		
OUR TABLE PROPOSED OUTDOOR SEATING	-	6	OUTDOOR SEATING: 20 SEATS 1 PARKING SPACE PER 5 SEATS
PARKING REQUIRED W/ OUTDOOR SEATING	-	33	
PARKING SPACES USED FOR SEATING AREA	-	2	
PARKING SPACES FOR SAFETY / BIKE AREA	-	2	
PARKING VARIANCE REQUEST	-	8	
PROPOSED PARKING (ENTIRE BUILDING)	-	25	

**PARKING SUMMARY:**

PARKING REQUIRED FOR OUR TABLE W/ OUTDOOR SEATING: 14 SPACES  
 PARKING REQUIRED FOR FIRST AND SECOND FLOOR OFFICES: 13 SPACES  
 PARKING REQUIRED FOR SECOND AND THIRD FLOOR APARTMENTS: 6 SPACES

CHRISTOPHER  
ANNER,  
ARCHITECT  
1 WASHINGTON STREET  
NEWPORT, RI 02840  
401.252.4947  
WWW.CMAA.COM

53 MARRAGANSETT AVE  
JAMESTOWN, RI  
PLAT 9, LOT 207

EXISTING CALCULATIONS,  
PARKING FLOOR PLANS

ISSUED FOR  
JAMESTOWN  
PLANNING COMMISSION  
MEETING  
2-15-23

2-14-23

A3

CHRISTOPHER  
ARCHITECT  
401.252.8497  
NEWPORT, RI 02840  
WWW.CMAA.RI.COM

OUR TABLE RESTAURANT  
63 NARRAGANSETT AVE  
JAMESTOWN, RI  
PLAT 9, LOT 207

EXTERIOR ELEVATION,  
DETAILS, IMAGES

ISSUED FOR  
JAMESTOWN  
PLANNING COMMISSION  
MEETING  
2-15-23

2-14-23

A4

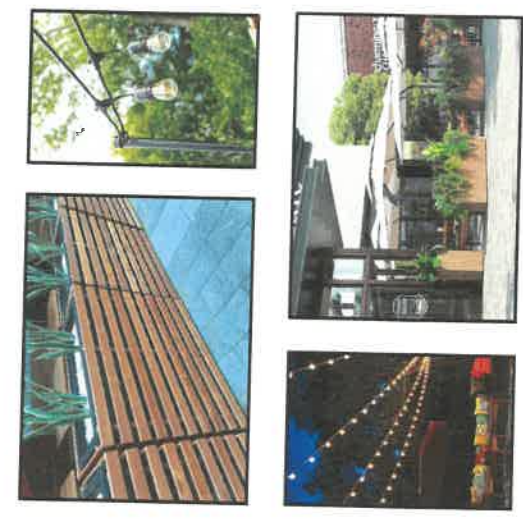


1 SECTION

2 EXTERIOR ELEVATION

3 PLANTER SECTION  
SCALE: 3/4" = 1'-0"

4 PARTIAL ELEVATION  
SCALE: 3/4" = 1'-0"



STRING LIGHTS  
SECURED TO TRIM  
ABOVE  
WINDOWS  
EXISTING DOOR  
TO RESTAURANT

EXISTING ENTRY

BARRIER

BARRIER

STRING LIGHTS  
LIGHT POST  
SEASONAL  
PLANTINGS  
PLASTIC LINER  
FRAMING  
2X FRAMING  
FASTENED TO  
BARRIER

BARRIER  
PLASTER  
CONCRETE OR EQ.  
2X FRAMING  
FASTENED TO  
BARRIER  
1X WOOD TRIM





**Office of the Town Planner**  
**MEMORANDUM**

**TO:** Zoning Board of Review  
**FROM:** Lisa Bryer, AICP, Town Planner  
**RE:** Application of 53 Narragansett Ave., Plat 9 Lot 207, Jamestown Village Special Development district, Zoning Ordinance Article 11, Amendment to the 2021 Development Plan -Discussion, Review and Approval and Recommendation to Zoning Board on Special Use Permit for liquor (outdoor seating) and Variance for Parking (reduced due to proposed outdoor seating).  
**DATE:** February 16, 2023

The application of Marla Romash and Marc Alexander, owner Gino DiFante, 53 Narragansett Avenue was reviewed and approved by the Planning Commission on February 15, 2023 and the Planning Commission hereby grants an amendment to the approved Development Plan based on the following finding of fact and subject to the following conditions of approval:

**Findings of Fact:**

1. The application was previously reviewed under the standards of Zoning Article 11 as a new use and granted approval by the Planning Commission on August 4, 2021.
2. This application has been reviewed by the TRC on February 14, 2023 and by the Planning Commission on February 15, 2023;
3. The applicant was represented by Christian Infantolino, Esq. and Architect Chris Arner, AIA, and has provided the following information for the current application:
  - Development Plan Review Application;
  - Development Plan Approval by the Planning Commission dated August 6, 2021;
  - Final Development Plan approval signed by Lisa Bryer, AICP, Town Planner dated April 4, 2022;
  - Zoning approval of a Special Use Permit dated August 24, 2021 to use the premises as a "lunchroom or restaurant (alcoholic beverages)";
  - Site Plan entitled OUR TABLE RESTAURANT 53 Narragansett Avenue, Jamestown, RI, Plat 9, Lot 207 dated 2-15-23:
    - Photographs
    - Outdoor Seating Site Plan
    - Parking Calculations, Existing Floor Plans
    - Exterior Elevation, Details, Images
4. The proposed improvements consist of:
  - a) Adding outdoor seating protected by safety barriers and decorative planter boxes;
  - b) Seeking permission from Zoning Board and the Town Council sitting as the Board of Liquor Licensing to serve food and drink during the allowed hours of operation;

5. This property is located in the Commercial Downtown (CD) District. Restaurant, office, personal service and retail uses are permitted in the CD District. Restaurant with Liquor requires a special use permit. The Planning Commission finds this application is consistent with the Jamestown Comprehensive Plan.
6. The restaurant and additional uses as shown on the plans were approved in 2021 with compliant parking, 29, based on proposed uses including a 46 seat inside restaurant (27 on-site and 2 on street as permitted by Zoning Ordinance 82-1204J). The removal of 4 parking spots and the addition of 20 seats (5 tables with 4 seats each) renders the parking inadequate per Jamestown Zoning Regulations by 8 spaces:  
29 current spaces minus 4 taken away by bike racks and tables. The need increases by 4 with the increase of 20 seats. Therefore 33 spaces = total need and 25 spaces = spaces proposed plus bike racks which may be removed during the winter months;
7. The applicant and the Planner both discussed the project with the Police Chief Mello and his concerns were addressed with the proposal;
8. The applicant discussed the project with the direct abutter at 49 Narragansett – Plat 9 Lot 208 and the Planner received several questions related to the project which were answered;
9. The applicant has committed to no smoking outside on the premises;

Conditions of Approval:

1. The site improvements shall be built in strict accordance with the plans referenced above, including:
  - a. Prior to the certificate of occupancy, the building official will insure the safety barriers and decorative planters are installed and provide safety as designed;
2. A Special Use Permit is required for liquor service;
3. A liquor license is required for serving liquor outside;
4. Final Development Plan Approval shall be granted administratively when all conditions of approval are satisfied and the Special Use Permit, variance and liquor license have been granted.
5. No outdoor entertainment or amplified music;
6. An additional barrier shall be provided on the south side of the seating area if deemed necessary by the building official and Police Chief;
7. Additional lighting outside will turn off each night; and;
8. Applicant will investigate best configuration for turning out of parking space #4 located next to the bike racks.

C: Peter Medeiros, Building Official  
 Roberta Fagan, Town Clerk  
 Planning Commission  
 Gino DiFante, Owner  
 Marla Romash, Marc Alexander, Applicants

received  
3-3-23 pu

CORRESPONDENCE

March 3, 2023

Dear Zoning Committee,

My name is Connie Slick and I own the 3-family home directly located to the East of Our Table, in the CD zone, with a zero setback. The key to being a good neighbor is a little bit of a give and take, since we are all trying to live and work in close proximity. I purchased 49 Narragansett Ave in the 90's never thinking the usage of 53 Narragansett could change to a restaurant given the blue laws. I have a few safety concerns I'd ask you to review.

Over the last 20 years I have witnessed many car accidents in my neighbor's parking lot. One driver mistook the gas pedal for the brake, which landed the driver and car teetering on my home. I don't think mixing outdoor dining, drinking, and a parking lot is a great idea. (When the town temporarily allowed outdoor dining across from the Gansett during Covid, the parking area turned into a dining area not both. It was not a shared space).

So here are my concerns:

- 1) I would ask you to check for sufficient turning radius from all parking spots, especially those numbered 3 and 4 on the plan that was submitted by Our Table to the Planning Commission.
- 2) Is there an appropriate amount of space between each table, to allow 5 tables within the 20'x20' space? What are the dimensions of the tables?
- 3) Is another barrier required on the South side of the dining area to prevent someone from driving into diners there?
- 4) Shouldn't one handicapped parking spot be near the doctor (which one currently is) and another by the restaurant door?
- 5) Are parking spaces 5-8 going to have proper signage and enforcement for compact cars only?
- 6) The purposed plan eliminates 2 parking spaces for the bike area. It no longer meets the number of parking spaces required. I believe the parking lot has 25 spaces but with outdoor seating requires 33. I don't think you can assume the doctor or other tenants won't need their spaces.
- 7) Isn't anyone concerned about vehicle emissions near people who are dining?

I do want to be a good neighbor, which is why I contributed \$1000 to the building owner's new 5' fence. I do appreciate Marla Romash agreeing at the planning meeting to not have outdoor music, and to turn off additional lights at 10pm closing. I'd love to see more consideration to a noise barrier since I have tenants who may not want the noise every night. Maybe tall, lush plantings in the barrier/plant stands to help with noise and emissions.

Thank you for your consideration on these thoughts. I'm sorry I'm not going to be in town and able to attend the zoning meeting on the 28<sup>th</sup>.

Respectfully,

Connie Slick

49 Narragansett Ave., Jamestown, RI 02835

401-480-1738





# 200 foot Abutters List Report

Jamestown, RI  
February 24, 2023

### Subject Property:

Parcel Number: 9-207  
CAMA Number: 9-207  
Property Address: 53 NARRAGANSETT AVENUE

Mailing Address: DIFANTE GINO  
30 BELLEVUE AVENUE  
NEWPORT, RI 02840

### Abutters:

Parcel Number: 8-124  
CAMA Number: 8-124  
Property Address: 60 NARRAGANSETT AVENUE

Mailing Address: ST MARKS CHURCH  
60 NARRAGANSETT AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 8-160  
CAMA Number: 8-160  
Property Address: 8 GRINNELL STREET

Mailing Address: DORSI FRANK J ET DORSI MARCIA M  
8 GRINNELL STREET  
JAMESTOWN, RI 02835

Parcel Number: 8-161  
CAMA Number: 8-161  
Property Address: 50 NARRAGANSETT AVENUE

Mailing Address: TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 8-162  
CAMA Number: 8-162  
Property Address: 9 CORONADO STREET

Mailing Address: KLANN DAVID A & JULIE ET KLANN  
ZECHARIAH TIC  
9 CORONADO STREET  
JAMESTOWN, RI 02835

Parcel Number: 8-427  
CAMA Number: 8-427  
Property Address: 6 CORONADO STREET

Mailing Address: HOLLISTER STEPHEN & MARJORIE F  
79 NARRAGANSETT AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 8-471  
CAMA Number: 8-471  
Property Address: 40 NARRAGANSETT AVENUE

Mailing Address: PERROTTI JOHN J & BONNIE J  
133 SEASIDE DRIVE  
JAMESTOWN, RI 02835

Parcel Number: 8-472  
CAMA Number: 8-472  
Property Address: 42 NARRAGANSETT AVENUE

Mailing Address: HOOSIER LEGACY LLC C/O JEFFREY  
MCDONOUGH  
3555 16TH ST  
BOULDER, CO 80304

Parcel Number: 8-479  
CAMA Number: 8-479  
Property Address: 46 NARRAGANSETT AVENUE

Mailing Address: JAMESTOWN FIRE DEPARTMENT  
MUSEUM  
93 NARRAGANSETT AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-179  
CAMA Number: 9-179  
Property Address: 61 NARRAGANSETT AVENUE

Mailing Address: MUCKELL PETER C MUCKELL LAURA G  
TE  
14 DINGLEBROOK LANE  
NEWTOWN, CT 06470

Parcel Number: 9-180  
CAMA Number: 9-180  
Property Address: 57 NARRAGANSETT AVENUE

Mailing Address: MORGAN JAMES W II  
45 CLARKE STREET  
JAMESTOWN, RI 02835



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 200 foot Abutters List Report

Jamestown, RI  
February 24, 2023

Parcel Number: 9-181  
CAMA Number: 9-181  
Property Address: 11 HOWLAND AVENUE  
Mailing Address: DIMAURO RONALD F  
11 HOWLAND AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-182  
CAMA Number: 9-182  
Property Address: 13 HOWLAND AVENUE  
Mailing Address: LIVINGSTON ANNE MAXWELL  
P O BOX 484  
JAMESTOWN, RI 02835

Parcel Number: 9-183  
CAMA Number: 9-183  
Property Address: 2-3 HAMMETT COURT  
Mailing Address: UNKNOWN  
, 00000

Parcel Number: 9-183  
CAMA Number: 9-183-1  
Property Address: 3 HAMMETT COURT  
Mailing Address: HAMMETT COURT APARTMENTS LLC  
C/O BRIDGES INC  
P O BOX 263  
JAMESTOWN, RI 02835

Parcel Number: 9-183  
CAMA Number: 9-183-2  
Property Address: 2 HAMMETT COURT  
Mailing Address: BRIDGES INC  
P O BOX 263  
JAMESTOWN, RI 02835

Parcel Number: 9-201  
CAMA Number: 9-201  
Property Address: 14 CLINTON AVENUE  
Mailing Address: WINDRIDGE PROPERTIES LLC C/O  
JOHN & MARY BRITTAIN  
P O BOX 552  
JAMESTOWN, RI 02835

Parcel Number: 9-208  
CAMA Number: 9-208  
Property Address: 49 NARRAGANSETT AVENUE  
Mailing Address: SLICK CONNIE A TRUSTEE  
49 NARRAGANSETT AVE  
JAMESTOWN, RI 02835-1150

Parcel Number: 9-209  
CAMA Number: 9-209  
Property Address: 45 NARRAGANSETT AVENUE  
Mailing Address: BERZUK ROBERT J  
45 NARRAGANSETT AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-210  
CAMA Number: 9-210  
Property Address: 8 CLINTON AVENUE  
Mailing Address: STEEPLE VIEW LLC  
4 CLINTON AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-210  
CAMA Number: 9-210-1  
Property Address: 8 CLINTON AVENUE  
Mailing Address: SMITH JANAS BUILDING LLC  
303 BERKLEY PLACE  
BIRMINGHAM, AL 35209

Parcel Number: 9-210  
CAMA Number: 9-210-2  
Property Address: 8 CLINTON AVENUE  
Mailing Address: BIDDLE ANN O  
8 CLINTON AVENUE UNIT 2  
JAMESTOWN, RI 02835

Parcel Number: 9-211  
CAMA Number: 9-211  
Property Address: 41 NARRAGANSETT AVENUE  
Mailing Address: BELL VICTOR A & LYNN  
23 OCEAN AVENUE  
JAMESTOWN, RI 02835



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 200 foot Abutters List Report

Jamestown, RI  
February 24, 2023

Parcel Number: 9-212  
CAMA Number: 9-212  
Property Address: 0 CLINTON AVE

Mailing Address: UNKNOWN  
00000

Parcel Number: 9-212  
CAMA Number: 9-212-1  
Property Address: 11 B CLINTON AVENUE

Mailing Address: RAFFERTY JAMES T TRUSTEE  
RAFFERTY LISA M TRUSTEE  
PO BOX 138  
JAMESTOWN, RI 02835

Parcel Number: 9-212  
CAMA Number: 9-212-2  
Property Address: 11 CLINTON AVENUE -A

Mailing Address: RAFFERTY JAMEST T TRUSTEE  
RAFFERTY LISA M TRUSTEE  
PO BOX 138  
JAMESTOWN, RI 02835

Parcel Number: 9-212  
CAMA Number: 9-212-3  
Property Address: 9 CLINTON AVENUE

Mailing Address: MUIR ANN G ET MUIR DONALD M  
TRUSTEES  
PO BOX 2972  
WOBURN, MA 01888-1772

Parcel Number: 9-212  
CAMA Number: 9-212-4  
Property Address: 7 B CLINTON AVENUE

Mailing Address: RAFFERTY JAMES T TRUSTEE  
RAFFERTY LISA M TRUSTEE  
PO BOX 138  
JAMESTOWN, RI 02835

Parcel Number: 9-212  
CAMA Number: 9-212-5  
Property Address: 7 CLINTON AVENUE -A

Mailing Address: RAFFERTY JAMES T TRUSTEE  
RAFFERTY LISA M TRUSTEE  
PO BOX 138  
JAMESTOWN, RI 02835

Parcel Number: 9-213  
CAMA Number: 9-213  
Property Address: 13 CLINTON AVENUE

Mailing Address: ANDRES FRANK ET ANDRES  
MAGDALENA M  
13 CLINTON AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-246  
CAMA Number: 9-246  
Property Address: 35 NARRAGANSETT AVENUE

Mailing Address: NORTH MEADOW PROPERTIES LLC C/O  
PAUL A ROBERTSON  
109 CARR LANE  
JAMESTOWN, RI 02835

Parcel Number: 9-407  
CAMA Number: 9-407  
Property Address: 4 CLINTON AVENUE

Mailing Address: WYNN SUSAN H & SCOTT W  
254 MAIN STREET  
CHARLESTOWN, MA 02129

Parcel Number: 9-461  
CAMA Number: 9-461  
Property Address: 1 HAMMETT COURT

Mailing Address: LAPINSKI LEON N  
1 HAMMETT COURT  
JAMESTOWN, RI 02835

Parcel Number: 9-493  
CAMA Number: 9-493  
Property Address: 65 NARRAGANSETT AVENUE

Mailing Address: JANNEY REALTY LLC  
65 NARRAGANSETT AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-591  
CAMA Number: 9-591  
Property Address: 9 HOWLAND AVENUE

Mailing Address: PAGE JAMES R & TERRI L  
9 HOWLAND AVENUE  
JAMESTOWN, RI 02835



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 200 foot Abutters List Report

Jamestown, RI  
February 24, 2023

Parcel Number: 9-708  
CAMA Number: 9-708  
Property Address: 20 CLINTON AVENUE

Mailing Address: KUCHAR REALTY JAMESTOWN LLC  
20 CLINTON AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-863  
CAMA Number: 9-863  
Property Address: 0 HOWLAND AVENUE

Mailing Address: MUCKELL PETER C MUCKELL LAURA G  
TE  
14 DINGLEBROOK LANE  
NEWTOWN, CT 06470

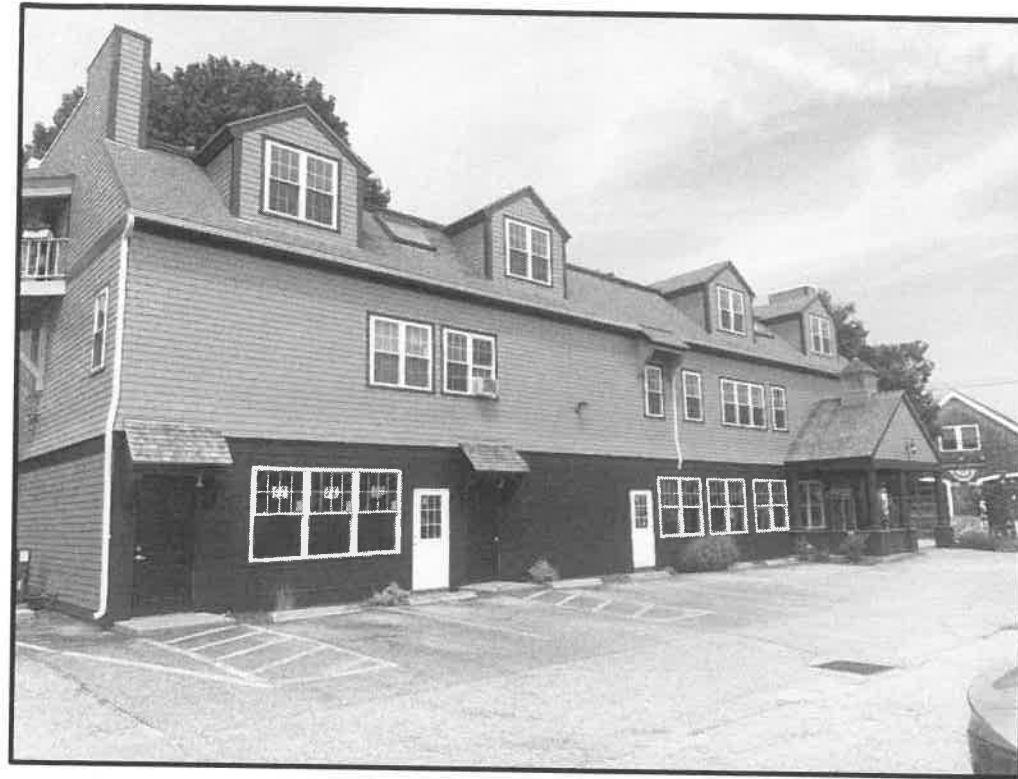
Parcel Number: 9-867  
CAMA Number: 9-867  
Property Address: 5 CLINTON AVENUE

Mailing Address: 5 CLINTON AVE LLC  
27 ORIENT AVENUE  
JAMESTOWN, RI 02835



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



1 CONTEXT PHOTOGRAPHS

CHRISTOPHER  
ARNER,  
ARCHITECT  
1 WASHINGTON STREET  
NEWPORT, RI 02840  
401.225.6487  
WWW.CWA-AIA.COM

OUR TABLE RESTAURANT

53 NARRAGANSETT AVE  
JAMESTOWN, RI  
PLAT 9, LOT 207

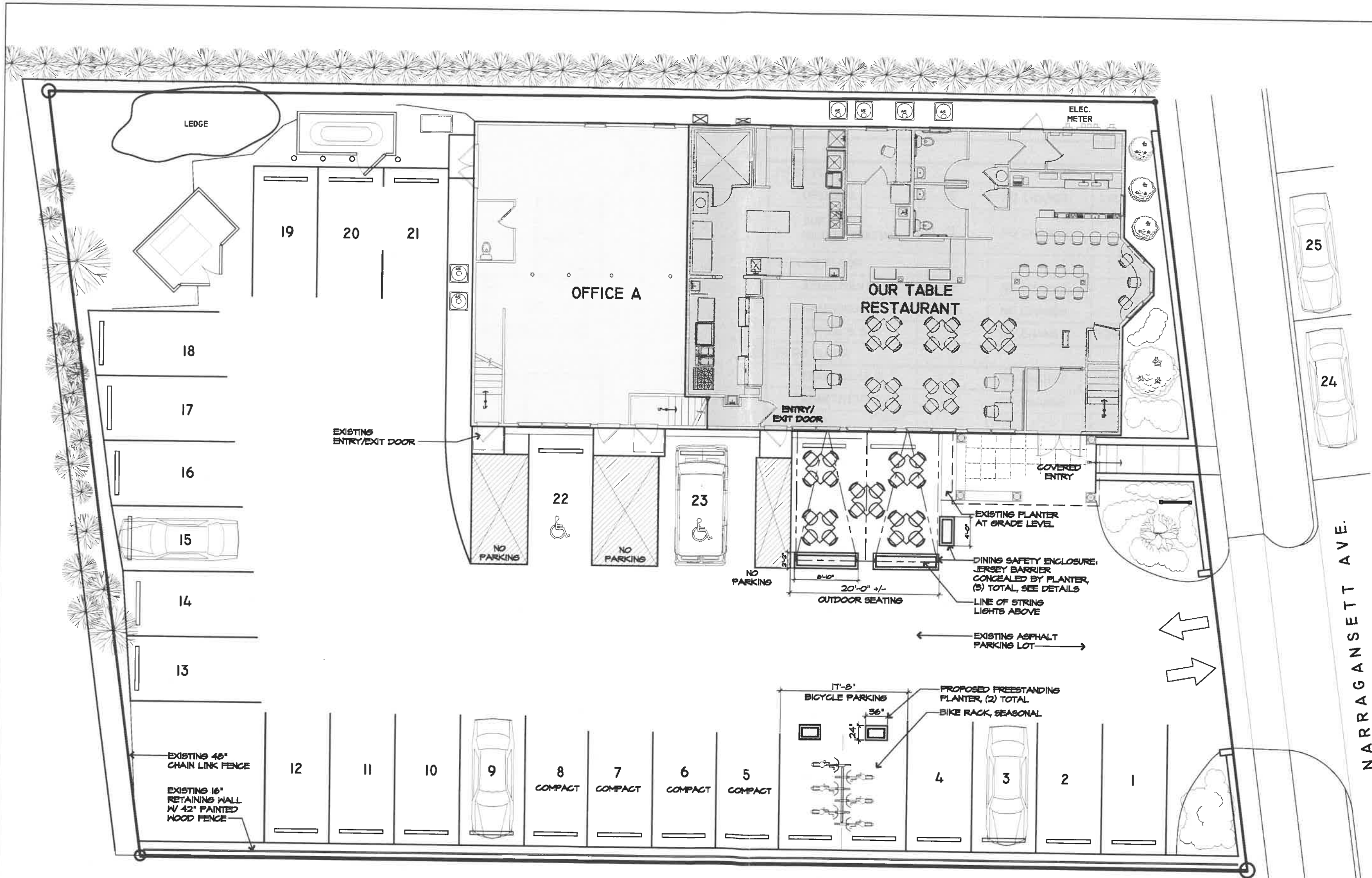
PHOTOGRAPHS

ISSUED FOR  
JAMESTOWN  
PLANNING COMMISSION  
MEETING  
2-15-23

2-14-23

A1





1 PROPOSED PARKING PLAN

CHRISTOPHER ARNER, ARCHITECT  
 1 WASHINGTON STREET  
 NEWPORT, RI 02840  
 401.225.6487  
 WWW.CWA-AIA.COM

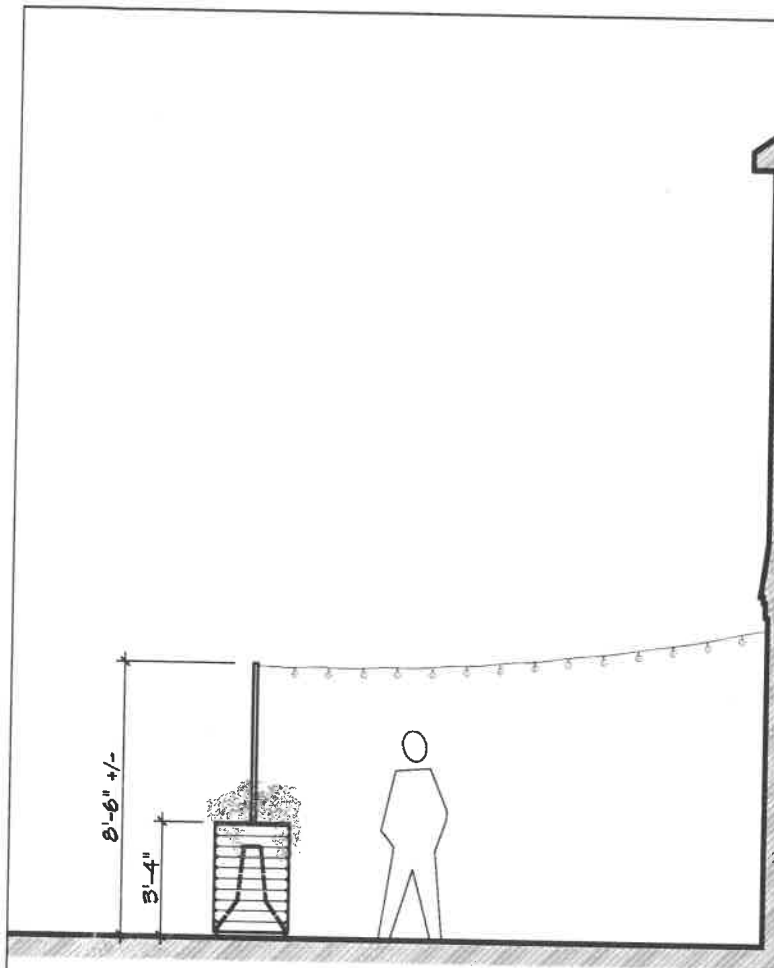
OUR TABLE RESTAURANT

53 NARRAGANSETT AVE  
 JAMESTOWN, RI  
 PLAT 9, LOT 207

OUTDOOR SEATING  
 SITE PLAN

ISSUED FOR  
 JAMESTOWN  
 PLANNING COMMISSION  
 MEETING  
 2-15-23

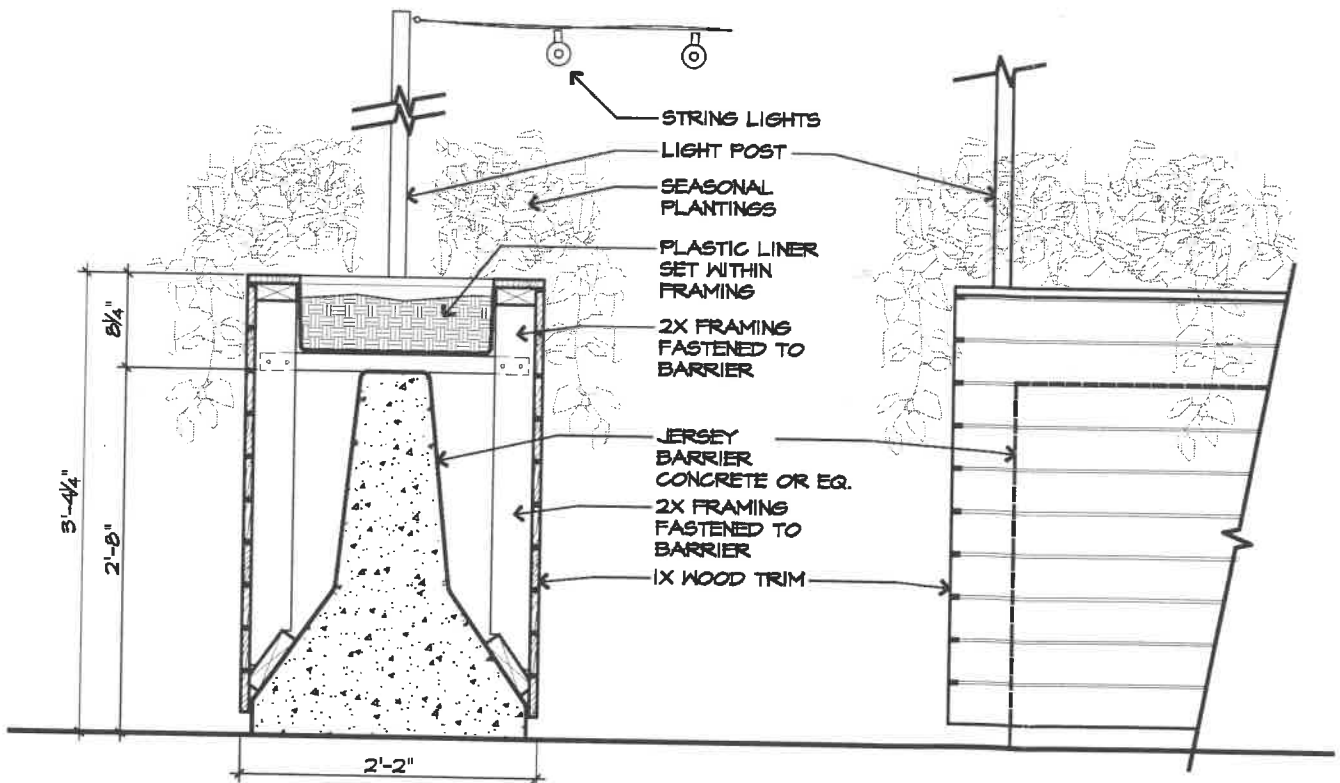
2-14-23



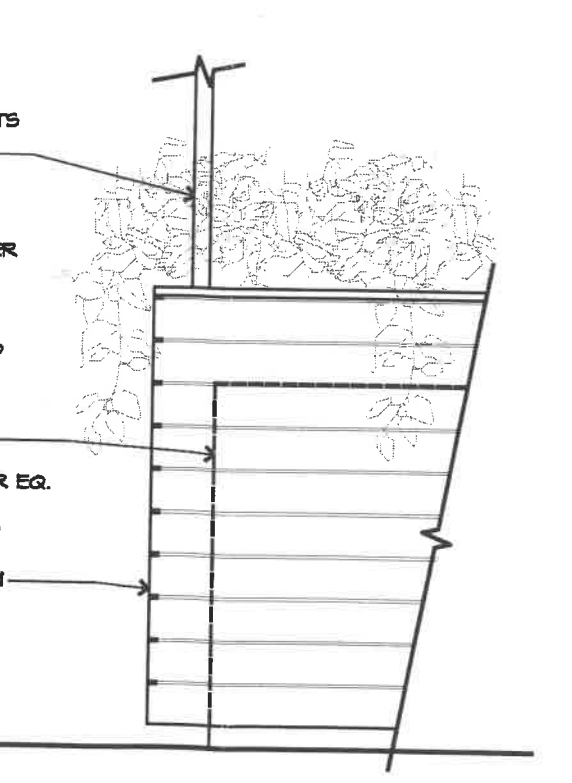
1 SECTION



2 EXTERIOR ELEVATION



3 PLANTER SECTION  
SCALE: 3/4" = 1'-0"



4 PARTIAL ELEVATION  
SCALE: 3/4" = 1'-0"



CHRISTOPHER  
ARNER,  
ARCHITECT  
1 WASHINGTON STREET  
NEWPORT, RI 02840  
401.225.6487  
WWW.CWA-AIA.COM

OUR TABLE RESTAURANT

53 NARRAGANSETT AVE  
JAMESTOWN, RI  
PLAT 9, LOT 207

EXTERIOR ELEVATION,  
DETAILS, IMAGES

ISSUED FOR  
JAMESTOWN  
PLANNING COMMISSION  
MEETING  
2-15-23

2-14-23

A4