

Technical Review Committee Minutes
January 20, 2023
10:00 AM
First Floor, Town Hall - Small Conference Room
93 Narragansett Avenue, Jamestown

I. New Business

1. Steven and Kristi Ross, 354 Beavertail Road, Plat 12 Lot 52 – Accessory Family Dwelling Unit within a detached structure per Jamestown Zoning Ordinance Article 14, to be occupied by family members or a caregiver – Review, Discussion, and/or Action and/or Vote.

The meeting was called to order at 10:00am and the following members were present: Lisa Bryer, Town Planner; Michael Gray, Director of Public Works; Bernie Pfeiffer, Planning Commission; Steven Ross, applicant; Tim Burke, AIA; Rob Evans, builder, and Carrie Kolb, Planning Assistant.

Bryer asked Burke to go over the plans. Burke explained that the foot print on the first floor is 435 square feet and the foot print of the second floor is 565 square feet, with the second floor having an overhang. The height of the project is 24.8 feet where 25 feet is allowed. The applicant's Steve and Kristi Ross have a daughter who will occupy the AFDU. The first level is a living and dining room. The second floor is a bedroom, office, and $\frac{3}{4}$ bathroom with just a shower. There will be a new rood deck with cable-wire rails. The AFDU is designed to blend in with the existing house and will be all wood construction. The windows will be Marvin and are high quality.

Bryer asked if the project is within the 30% of lot coverage? Burke said yes. Bryer asked Ross if he will be living full time at the property. Ross says his wife is planning on living there as full time as possible. They are currently doing renovations and not living there now. Bryer relayed that the purpose of the AFDU ordinance is for full time living. Ross said that his daughter will be there full time. Pfeiffer checked the ordinance and it allows a 90 day absence from living at the property.

Gray asked the property is on public water or a well? Evans replied that they are on public water with a water meter. Gray asked if the utilities will go through the house for the AFDU? Evans said yes.

Bryer asked about the OWTS being for 4 bedrooms and the dwelling being reduced from 4 bedroom to 3 bedrooms? Ross said that one bedroom will become an office for him and one new bedroom will be in the new AFDU.

Bryer stated that she heard from an abutting neighbor who is ok with the project as long as it does not go over the height deed restriction for the house which he stated was 30 feet.

For the record, the property received a CRMC Assent which has been recorded with the Town of Jamestown in book 1028 on page 112.

A motion to approve the AFDU at 354 Beavertail Road for Steven and Kristi Ross was moved by Pfeiffer and seconded by Gray. All in favor.

II. Adjournment

The meeting was adjourned at 10:15am.