

Technical Review Committee Minutes

April 27, 2023

1:00 PM

**Town Hall – Small Conference Room
93 Narragansett Avenue, Jamestown**

I. New Business

1. Donna and Charles Hazard, 4 Hawthorne Rd, AP 8, Lot 196, Jamestown, RI – Development Plan Review for an Accessory Structure on an undersized lot in Jamestown Village Special Development District per Jamestown Zoning Ordinance Article 11 Section 82-1100 - Review, Discussion, and/or Action and/or Vote.

The meeting was called to order at 1:42pm and the following members were present: Lisa Bryer, Town Planner; Jean Lambert, Town Engineer; Peter Medeiros, Building and Zoning Official; Duncan Pendlebury, Planning Commission; Bernie Pfeiffer, Planning Commission; Christian Infantolino, Murphy, Prior & Infantolino; Barrett Borden with Gail Goff Architects
Also present: Carrie Kolb

Infantolino explained that the updated plans given out contained added information on the first sheet and the elevations for height are detailed out. The applicant proposes to add a second story to the main house. The existing garage would be made more conforming and put within the 10-foot set back. The garage would add bedrooms and bathrooms, but no kitchen to make an upstairs guest house for when adult children visit.

The requirements for development in the Jamestown Village Special Development District have been met:

- There is adequate parking.
- The building materials will replicate the main house in terms of type and form.

Lambert – water will have to go through the main house.

Medeiros asked if the patio was accessible from grade? He explained that if the patio was raised, then it is considered a structure, but if it is at grade then it is a patio. Infantolino said his understanding is that everything is at grade with the garage and no raised patios. Barrett

explained that the west grade is higher, and there is a retaining wall. The blue stone patio is two steps down.

Bryer reviewed that the lot coverage allowed is 25% and the application is at 22%.

Bryer stated for the record that accessory structures are not permitted to be short-term rented. Infantolino said the applicant does not plan to do so.

Pendlebury asked that the name of the plan titled “Hazard Garage Accessory Family Dwelling” be changed to “Hazard Guesthouse” so as to not be confused the Accessory Family Dwelling Unit ordinance.

Bryer said that the application did not have to go before the Planning Commission because the standards were met.

A motion to approve the Development Plan Review Application was moved by Pendlebury and seconded by Pfeiffer. All in favor.

II. Adjournment

A motion to adjourn at 1:53pm was moved by Bryer and seconded by Pendlebury. All in favor.