

Technical Review Committee Minutes
June 22, 2023
10:00 AM
First Floor, Town Hall - Small Conference Room
93 Narragansett Avenue, Jamestown 02835

I. New Business

1. Looking Upwards, Inc., 2 Hammett Court, Plat 9 Lot 183-2. Jamestown, RI – Pre-Application to rehabilitate an existing building into build 4 two (2) bedroom units and 8 one (1) bedroom units for low-and moderate-income housing on an existing lot with 5 units of multi-family housing. Comprehensive Permit review. Review, discussion and/or action and/or vote
 - a. Request to Combine Master Plan and Preliminary stage of review, including Master Plan Informational Meeting and preliminary public hearings
 - b. Discussion of relief requested
 - c. Recommendation/Comments to the Local Review Board (Planning Commission)

The meeting was called to order at 10:05am and the following members were present: Lisa Bryer, Town Planner; Jean Lambert, Department of Public Works; Peter Medeiros, Building Official and ZEO; Mick Cochran, Planning Commission Representative; Christian Infantolino, Esq, Murphy Prior & Infantolino; Carrie Miranda, Looking Upwards; Greg Rembijas, Looking Upwards; Katie Destefano, SWAP Inc; Carla Destefano, SWAP Inc; Gary Charpentier, SWAP Inc; Don Powers, Union Studios; Craig Anderson, Union Studio; Craig Sutton, Stand Corporation.

Also present: Carrie Kolb, Planning Assistant; Jack and Mary Brittain - abutters;

Bryer welcomed everyone to the TRC for 2 Hammett Court. She explained that the pre-application is the very first stage of review. When the application goes to the Planning Commission for pre-application its for exchange of ideas and no decisions will be made regarding the application at this stage. This meeting is to flush out issues and for the applicants to be better prepared.

Infantolino stated that the whole team attended the meeting. The plan is to modify an existing commercial building into residential and the residential units will all be affordable housing. The proposal is for eight (8) – 1-bedroom units and four (4) – 2-bedroom units. Darveau Land Surveying did all the surveying. Craig Anderson with Union Studio will explain the project from an architecture and re-building standpoint.

Anderson with Union Studio explained that the proposed plan works within the foot print of the existing building with expansion to the east on the second floor. They are trying to keep the building and site intact. There will be six units each on the first and second floors. The parking complies and they have the 26 parking spaces required and provided. The exterior of the building has been revamped and they are re-skinning the building. The materials used will be a mix of shingle and clapboard. It will be traditional from an architectural perspective.

Discussion ensued regarding the changes to the building. Anderson explained that the existing building is two-story at the west side and one-story at the east side. The plan is to add a second floor at the east side, and remove the outside finishing and roof to add the second floor. There will be a whole new roof on the building and the roof pitch will change. The new pitch will be hip at the ends with bell eaves and this will be done to bring in the perceived mass of the building. The roof shingles will be asphalt and all new double windows. The building will not exceed the 35-foot height limit. Powers stated that abutters objected to proposed porches and balconies at an open house and they have been removed from the design. There are no windows on the east side of the building to maintain the fire rating as it is close to the property line.

Discussion ensued regarding the drainage plan. Infantolino said that the plan isn't complete yet. American Engineering has been engaged. There is no change in total overall coverage, but they are looking at the site to investigate what can be done to improve drainage. Bryer asked if they will look at the retention basin and the health of it. Infantolino said yes that they are looking at everything. Charpentier said that they are also including 3 Hammett Court to the drainage review.

Discussion ensued regarding Looking Upwards' role in the building. Miranda said that there will be a mix of affordable housing residents and residents with special needs/disabilities. Looking Upwards will have a high-touch presence in the building on a daily basis. Anderson said that there is office space in the basement for support staff only. Miranda said that the existing five units have been well received by the community.

Discussion ensued regarding what will be placed in the attic and roof platform. Anderson said that the attic will just house equipment, mechanicals, sprinkler and fire alarm. Powers said that mechanicals and condensers will be on the roof platform. The mini split condensers are almost silent, they are cut back into the roof, and they are only visible from the north side. Anderson said that they are not fully engineered yet and hopefully it will get smaller. There will be a

screen. There will be a ladder, with gate and fence and screen. Cochran asked if there will be safety access for a fire fighters. Anderson said yes.

Discussion ensued regarding passage to Clinton Avenue through the lot extension to Clinton Avenue. Charpentier said that the plans are to keep the passage what it is now. Miranda said that the residents use the cut-through to get to Out of the Box Art Studio. Infantolino said that the land is part of the Looking Upwards property and there is a utility easement underground. Bryer said that the duplex next door has plantings in this area. Rembijas said that Looking Upwards took out the cedar trees and the duplex next door did the new landscaping. Anderson said the abutters (Brittain's) pavement/parking encroaches onto the property. Mary Brittain said that water puddles up and ices over in the winter and Jack Brittain said that there are drainage issues. Jack Brittain explained that a previous owner did a land trade with Brittain's and Looking Upwards property so that Looking Upwards would have the strip of land/cut through because of the underground utilities. The Brittain's and Looking Upwards will work with each other to resolve encroachment issues. Miranda said that it is a priority and she is happy that the neighbors came to the meeting.

Discussion ensued regarding variances needed. Infantolino reviewed the relief requested:

1. Chapter 82-302, Table 3-2:
 - (a) Maximum Lot width allowed in the CD Zone is 96 feet. The lot width varies but is 97 feet at its narrowest point. No relief is sought .
 - (b) There is no proposed change in the location of the structure. All dimensions of the existing structure are proposed to remain.
 - (c) The CD zone requires a frontage buildout of 60% of the lot width. Due to the irregular shape of the lot, the Applicant requests relief on this requirements.
 - (d) Applicant is requesting relief for the building placement requirement of Table 3-2 where edge yard placement is not permitted in the CD Zone.
2. Chapter 82-600: Applicant has requested that the Special Use Permit as described in Article 6 of the ordinance, for multi-family, be considered with the requested Comprehensive Permit.
3. Chapter 82-1102(b): The Applicant is seeking relief for the tree plantings required under Article 11, sub paragraphs 2i and 3a due to the irregular nature of the site.
4. Chapter 82-1108(A): Applicant is seeking relief for the glazing requirement of Article 11 paragraph 3 which relates to retail frontages in the Village district. This is a residential structure.
5. Chapter 82-111 (B) 1-3: Applicant seeks relief for the location of parking spaces as required by Article 11 which does not permit parking directly in front of the building in the front yard. Additionally the entrance to the proposed site is wider than the maximum allowable of 18 feet due to the configuration of Hammett Court.
6. Chapter 82-111.B.3: Applicant seeks relief from the specific requirement of one bicycle rack per 10 car parking spaces. There will be some bicycle racks.

7. Chapter 82-1203: The proposed development requires 26 parking spaces. There are 26 parking spaces available.

Lambert asked if the water service was adequate for the increased usage because there was not information listed? Jack Brittain said that Looking Upwards did put in a new service line for 3 Hammett Court.

Cochran advised that the Planning Commission will ask questions about lighting. Bryer said that Planning Commission will also ask about signage, landscaping plan and dumpsters. Charpentier said that there will be building mounted down lighting, and they plan to keep the dumpster in place.

Powers said that there is a possibility for solar on the south side.

Bryer said that copies of the plan can be sent to police and fire department for review.

The application will move forward to the Planning Commission for the July 19, 2023 meeting.

II. Adjournment

The meeting adjourned at 10:43am was moved by Cochran and seconded by Lambert. All in favor

Attest:

Carrie Kolb