



**TOWN OF JAMESTOWN**  
P.O. Box 377  
93 Narragansett Ave.  
JAMESTOWN, RHODE ISLAND 02835

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**Technical Review Committee Minutes**  
**July 6, 2023**  
**10:30 AM**

**First Floor, Town Hall - Small Conference Room**  
**93 Narragansett Avenue, Jamestown 02835**

**I. New Business**

2. Matthew Lyons (owner) and Gregory Pawlina, (applicant) Plat 8 Lot 489 – 17 Ocean Avenue, Development Plan Review for replacement of a non-conforming garage, utilizing existing footprint, in Jamestown Village Special Development District - Undersized lot per Jamestown Zoning Ordinance Article 11 Section 82-1100. Requires side yard setback. Review, Discussion, and/or Action and/or Vote.

- a. Approval of Development Plan – 82-1100
- b. Recommendation to Zoning Board of Review for Variance

The meeting called to order at 10:30am, continued to second applicant at 10:36am and the following members were present: Lisa Bryer, Town Planner; Peter Medeiros, Building and Zoning Official; Jean Lambert, Town Engineer; Bernie Pfeiffer, Planning Commission Representative; Also present: Carrie Kolb, Planning Assistant; Mia Saracino, DPW Intern; and Matthew Lyons, owner/applicant.

Bryer stated that the applicant is rebuilding the same garage in almost the same location. Lyons said that the foundation is buckling to north, south and west and the garage structure is not sturdy. Lyons said that he has to do something to the foundation or it will collapse into the neighbor's yard. He stated that he is not asking for a bigger garage or any changes to the existing design. The proposed new garage will be higher because the driveway wasn't stepped correctly. He said that a retaining wall will be added and a drain that will flow into his yard, not into his neighbor's yard.

Lambert asked about the property to the west in terms of storm water flow. Lyons said that his yard is 176 feet deep, the drain pipe comes out about half way in the yard and the water fans across the back portion of the lot. He has lived there since 1993 and he has not had a problem with flooding the neighbor in the rear to the west.

Pfeiffer asked if Lyons will build on the existing foundation? Lyons said that he will demolish the foundation and build a new one. He will also straighten out the property line and move the proposed garage in about 30 inches. His lot is very narrow, only 44 feet wide.

Medeiros said that the applicant needs a variance from the Zoning Board of Review and that the proposed garage is making an improvement.

Lyons asked what the next steps are. Bryer said that the TRC can approve administratively then you will proceed to the Zoning Board.

A motion to approve the Development Plan and forward to the Zoning Board of Review with recommended approval for variance request was moved by Pfeiffer and seconded by Lambert. All in favor.

## **II. Adjournment**

A motion to adjourn the meeting at 10:45am was moved by Bryer and seconded by Lambert. All in favor.