



TOWN OF JAMESTOWN
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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

1. Slattery Landing, AP 9 Lot 19, Southwest Avenue 64, 66 and 68 – 2 Lot Minor Conventional Subdivision - Preliminary Review. Recommendation to Planning Commission - Review, Discussion, and/or Action and/or Vote.

The meeting was called to order at 10:30am 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, Rachael Slattery, applicant.

Bryer this is an advisory meeting. Bryer said that it is useful to the applicant to have the three department heads that deal with development in the same room reviewing the application.

Bryer explained that Slattery Landing is a minor subdivision with two existing houses that is proposed to separate from one lot into two lots. The minor subdivision meets all of the standards of zoning and it is located in a commercial limited district where duplexes are allowed. One of the structures will be taken down because it is in the middle of the lot and it will have to be razed before final approval.

Lambert said that Mike Gray, Director of Public Works, said that both houses have water and sewer. The applicant needs to make sure that service lines are located on each individual lot and if services lines need to be moved it is the applicant's financial responsibility. Slattery stated that she had spoken with Gray, and that she will ask him to come out to the property to make sure that the service lines are located on the separate lots. Pfeiffer asked if an easement could be made if one of the water lines is on the other property? Lambert said that they try to avoid easements.

Pfeiffer asked about the provision for a second driveway. Slattery said that there are 3 existing curb cuts. Two are on the southern lot and one on the northern lot. For the southern lot, the

parking will be in the front and a small garage in the front attached to the house. Slattery explained that when Southwest Avenue was re-done, her parents had curb cuts created for the second lot, even though there was not a house there. There is a stone wall at the front of the property that they do not want to disturb. It is a state road.

Slattery asked a question regarding the existing lot having an INF in the tax break. There is a 5% off due to interference from the lot next door. Will it apply to the new lot? Bryer advised her to talk to the tax accessor.

A motion to recommend approval to the Planning Commission was moved by Pfeiffer and seconded by Lambert. All in favor.

The TRC meeting continued to the second applicant.

II. Adjournment

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