

PLANNING COMMISSION AGENDA

September 20, 2023

7:00 PM

Jamestown Town Hall

93 Narragansett Ave.

To view the meeting with no interaction please use the link below. Live streaming is complimentary, and; not guaranteed to be free of disruption.

<https://jamestownri.gov/watch-live-Town-meetings>

I. Call to Order and Roll Call

II. Citizen's Non-Agenda Item

III. Correspondence

1. Memo to Town Council re: Zoning Ordinance Update/Review
2. Administrative Subdivision final approval AP 3 Lots 51 and 235, Samuel & Natasha Younts and Rikhi D'Souza

IV. New Business

1. No items at this time.

V. Old Business

1. **Master Plan/Preliminary Public Hearing 2 Hammett Court**, AP 9 Lot 183-2; review, discussion, and/or action and/or vote

The Local Review Board pursuant to RIGL 45-53 Low- and Moderate-Income Housing Act, will host this public hearing as noted above.

The Local Review Board will review and act on the proposed Major Land Development Project as well as the requested relief through the Comprehensive Permit process. The Local Review Board shall have the authority to issue the comprehensive permit per Jamestown Zoning Ordinance Article 17 and RIGL Title 45 Ch. 53 as amended, including the necessary relief from the Zoning Ordinance as stated below.

The subject property is located at 2 Hammett Court, Tax Assessors Plat 9 Lot 183-2. Currently the property has 2 structures on the property. One structure is being used for 5 affordable

attached units. All of these units are “affordable rental units” with Bridges Inc. as the owner. The other structure is approximately 5,000 square feet and being used as commercial office space.

The proposal is to remodel the existing structure, approximately 5,000 square feet, and/or raze the building while utilizing the existing foundation, to create 12 affordable rental units with Looking Upwards, LLC as the owner. The proposal calls for four (4) two (2) bedroom units and eight (8) one (1) bedroom units. The expected occupancy would be 16 persons. The Applicant is requesting relief to the Zoning Ordinance as follows including any and all other necessary relief as determined:

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. Relief is sought for the entire site due to the irregular shape of the lot and multiple lot widths.
 - (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 requirement.
 - (d) Applicant is requesting relief for the building placement requirement of Table 3-2, rear yard, where the structure is required to be located in the front yard and the existing structure is located in the rear yard for the CD Zone. Applicant does not propose to relocate the structure.
 - (e) Dimensional relief of +/-6 inches where 12 feet is required for a rear yard setback off of the eastern property line.
2. Table 11-2 Building Placement: The Applicant is proposing to use the existing structure and/or footprint of the existing structure and does not propose to relocate the structure.
3. 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.
4. Chapter 82-1102 B1(b) and 3(a): The Applicant is seeking relief for the tree plantings required under Article 11, due to the irregular nature of the site and the existing conditions on the lot. Applicant is proposing to landscape an area by the building.
5. Chapter 82-1108(A)3: 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.
6. Chapter 82-1111 (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.
7. Chapter 82-1111. (B).3: Applicant seeks relief from the specific requirement of one bicycle rack per 10 car parking spaces. The required number of racks is 3 based on the 26 parking spots and the applicant is proposing 1 bike rack.

The project is accessed by frontage on Hammett Court, a public road. The present street address of the premises is 2 Hammett Court. The project is comprised of Tax Assessors Plat (AP) 9 Lot 183-2.

- a. The Jamestown Planning Commission will sit as the Local Review Board pursuant to RIGL 45-53 Low-and Moderate-Income Housing Act
- b. This application has been legally advertised and abutter notification mailed
- c. Memorandum from Town Planner, Planners Report on 2 Hammett Court Application
- d. Letter from John & Marianne Eckert received September 13, 2023 re: Hammett Court with request to be entered into the record at the Public Hearing

VI. Reports

1. Planner's Report
 - A. Future meetings – topics and applications

VII. Approval of Minutes – review, discussion and/or action and/or vote

1. September 6, 2023

VIII. Adjournment

Pursuant to RIGL § 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Town Hall and the Jamestown Police Department

Hearing or speech impaired individuals requiring the services of an interpreter should call 1-800-745-5555 not less than 3 business days prior to meeting.

Posted on the RI Secretary of State website September 14, 2023

Notice may be posted: <https://www.jamestownri.gov/town-departments/planning/-fsiteid-1/-folder-13564>