

Technical Review Committee Minutes
January 9, 2024
10:00 AM
Town Hall – Small Conference Room
93 Narragansett Avenue, Jamestown

I. New Business

1. William Tracey, Plat 8 Lot 467 – 15 Fowler Street. Development Plan Review for construction of a single-family dwelling unit in Jamestown Village Special Development District per Jamestown Zoning Ordinance under Article 11, as a new house Article 82-411 D - Review, Discussion, and/or Action and/or Vote.

The meeting was called to order at 10:00am. The following members were present: Lisa Bryer, Town Planner; Jean Lambert, Department of Public Works; Peter Medeiros, Building and Zoning Official; Duncan Pendlebury, Planning Commission Representative
Also present: Albert Garcia, Kite Architects; Christian Infantolino, Esq., Murphy, Prior & Infantolino; Craig Barry, Narragansett Engineering; Joe Malo, Narragansett Engineering; and Carrie Kolb, Planning Assistant

Bryer asked Garcia to explain the project. Albert Garcia with Kite Architects presented the proposed project at 15 Fowler Street as a single-family residence. The layout is similar to previous 2022 iteration of the duplex, where they are using the massing the building to create a courtyard in the back that is looking inward. There is a goal to preserve a large sycamore tree in south-west corner of property. In terms of layout, the pool house is part of the primary structure and in an earlier plan it was shown as detached. In terms of architecture, the pool house is open air structure that is integral to the massing and detailing of the main structure. Infantolino said that instead of being considered an accessory structure, they are attaching it with the open trellis. Bryer said that rules are changing within the month and depending on when the building permit is issued the pool house will not be considered as attached anymore. Medeiros said it will be required to be conditioned space for a connection.

Joe Malo with Narragansett Engineering described the details of the project. Keeping existing tree in rear of property is a priority. The property is limited with grading, everything will be at grade and there will be a minor swale. Above the patio is pitched to north/north-west and once it

hits the north end of the property is to direct water out to the street so they are not directing stormwater to the neighbors. They will use the existing water connection and bring it into basement because the garage is a slab. There will be new underground electrical service. They will be reusing the lateral with a new connection into the structure. There will be two car garage and a front door with access to Fowler Street. Bryer asked about the onsite stormwater retention? Malo explained that there is the vegetated swale off the north patio. Bryer asked if they are considering just a conveyance or retaining some onsite? Malo said just a conveyance swale.

Bryer stated that it is a lot of impervious cover and a significant change over existing. Lambert asked if there is any onsite retention for increased stormwater? The town does not have an ordinance to require it, but are proposing to dump a lot more water out onto Fowler Street than is already there. Lambert asked if they have considered doing pervious pavers around the pool deck? Garcia said that there is a combination of things that are being considered. They are working on developing the landscape design. There will be rain gardens and combined dry wells to have net zero discharge from the site. The idea is to use the garden space around the perimeter for that. The benefit to this design is that there are not really significant grade changes at the site and they are more gradual. They will use both the perimeter and street side for planting. It is being developed. Malo clarified that the swale adjacent to the structure is only for conveyance. The swale in the west section of the north will have 12 inches of filter media at the bottom.

Lambert asked if there have been soil evaluations on the site? She is curious what the seasonal highwater table is because they are also putting in a full basement with sump pumps into the road. The town has problems with sump pumps discharging into the road, that freezes and causes real safety issues. They try to limit any increases or any discharges into the roadway. People discharge their sump pumps overland flows or beneath the soil is helpful. Barry said that they did do ledge testing for the pool area about a year and half ago and he believes that they did not hit a water table. Barry will check the soil evaluations. Lambert asked if there is an increase, can you do pervious pavers?

Lambert asked if the same water lateral will be used? The answer was yes. Jean explained that there is no sewer line in front of the house. They need to plan on connecting in the direction of the man hole. There is a small line at Shady Lane but it is substandard. At a minimum, you will have to extend out of the man hole because you cannot put a lateral into the man hole, at least a 10-foot section and you will work with Public Works. They were planning on using the existing sewer lateral. They will double check where the lateral goes. Lambert said to get some elevations and inverts for tying into the manhole.

Pendlebury asked if they were looking for a variance for a front setback? Infantolino said no because it is all allowed.

Bryer said that with the design guidelines, the town likes to see garage set back. Garcia said that it is a dance around the tree to stay away from the root system. Pendlebury asked if they had considered moving the entry structure out further to make the garage face not so prominent? Bryer said that a covered front porch can exceed setbacks by 50%, but will check if that applies to the CL District. It does apply to the CL district. Pendlebury said they need to get the garage to read as setback from the front of the house. Infantolino said as long as we do not need a variance for changing the front entry. Garcia said that he will work on the finesse.

Lambert recapped that she would like to see soil evaluations, the landscape plan especially with run off calculations, and the sewer information and connection plan that will need to be coordinated by DPW. Also, when you go to connect the water, you do have to fill out a work order and have the water department witness the connection.

A motion was moved by Bryer and seconded by Pendlebury to approve the plans with conditions that can be approved administratively:

- 1) The drainage, water and sewer plans be approved by the public works department.
- 2) Planning will review any changes to the front elevations.

All in favor.

II. Adjournment

A motion to adjourn at 10:24am was moved by Bryer and seconded by Pendlebury. All in favor.