

Notice of Hearing

Application of 121 Walcott Avenue, LLC whose property is located at 121 Walcott Avenue, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 9, Lot 339 for a Variance granted under Article 3, Special Use Permits and Variances, Section 305, 306, and 307. This application is made pursuant to the provisions of Article 6 section 82-602, Table 6-2, District Dimensional Regulations for the R40 Zoning District of the zoning ordinance. The Applicant seeks an accessory front yard setback of 13.3 feet where 40 feet is required and side yard setback relief of 10.0 feet where 15.0 feet is required in order to construct a small two car garage with living space above. Said property is located in a R40 zone and contains +/- 40,001 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 1/30/2025

To Whom it may concern:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant: 121 Walcott Avenue, LLC
121 Walcott Avenue.
Jamestown, RI 02835

Address: c/o Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 121 Walcott Avenue
2. Assessor's Plat 9 Lot 339
3. Dimensions of lot: frontage: +/-221.87 ft. depth: +/-212.98 ft. Area: +/- 40,001 sq. ft.
4. Zoning Districts in which premises are located: Use:R40 Area: 40,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? August 30, 2024
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 2570 sq. ft.
Size of proposed building or alteration: +/- 718 sq. ft.
8. Distance of proposed building or alteration from lot lines:
Accessory Required: front: 40' rear:10' side:15'
Proposed Accessory: front: 13.3' rear: +/-100 side:10.0'
9. Present use of premises: Single family residence
10. Proposed use of premises: Single family residence
Location of septic tank & well on lot: No Change
11. Give extent of proposed alterations: Applicant proposes to construct a small Two car garage with living space on the second story.

12. Number of families for which building is to be arranged: 1

13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

This application also seeks a dimensional variance granted under Article 3 Section 82-305, 82-306, and 82-307 from the following:

(1) Article 6 Section 82-602, Table 6-2. District Dimensional Regulations for an accessory Front Yard setback of 13.3 feet where 40 feet is required; and

(2) Article 6 Section 82-602, Table 6-2. District Dimensional Regulations for an accessory Side Yard setback of 10.0 feet where 15 feet is required

15. State the grounds for exception or variation in this case:

This property possesses unique characteristics that require the relief requested.

This hardship present is due to the unique characteristics of the subject lot.

The hardship is not the result of any prior action of the applicant.

The granting of the requested variance will not alter the general characteristic of the surrounding area.

The hardship amounts to more than a mere inconvenience without the requested relief.

Respectfully Submitted,

Signature: /s/ christian s. infantolino, esq., attorney for applicants

Address: 77 Narragansett Avenue

Jamestown, RI 02835

Phone: 401-423-0400

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION

~~121 WALCOTT AVENUE LLC
PO BOX 2589
PALM BEACH, FL 33480~~

WRIGHT JOHN R ET
WRIGHT NATALIE K WATERS T
570 BRIDGE STREET
DEDHAM, MA 02026

ALFONSO PETER J
100 WALCOTT AVENUE
JAMESTOWN, RI 02835

BAKER TIMOTHY E ET AL
BAKER KEVIN & VALERIE
110 WALCOTT AVENUE
JAMESTOWN, RI 02835

BALLOCH HUGH MCCAULEY ET
AHRENS JOSEPHINE M CHASE
C/O 97 COUSINS STREET
YARMOUTH, ME 04096

CONANICUT ISLAND LAND
TRUST CORPORATION
PO BOX 106
JAMESTOWN, RI 02835

FRARY STEPHEN R TRUSTEE
105 WALCOTT AVENUE
JAMESTOWN, RI 02835

KEEN MARTIN W
KEEN MARY HALL ET
112 WALCOTT AVENUE
JAMESTOWN, RI 02835-2935

KIRK MARY C TRUSTEE
CARLISLE JONATHAN D TRUST
180 WESTBROOK ROAD UNIT 2
ESSEX, CT 06426

STONESEAT PARTNERS
C/O EMMONS
P O BOX 462
JAMESTOWN, RI 02835

~~UNKNOWN~~

~~, 00000~~

346

1.86 Acres

293.23

829

96 Acres

295.5

531

3.58
Acres

250

630

1 Acre

347

1.5 Acres

162

259.2

150

340

2.36 Acres

153.25

60.08

24

WALCOTT
AVENUE

145.31

339

40001 SF

816

39163 SF

187.93

28

376.3

190

651

40250 SF

75

85

25

134.6

25

145.4

75.3

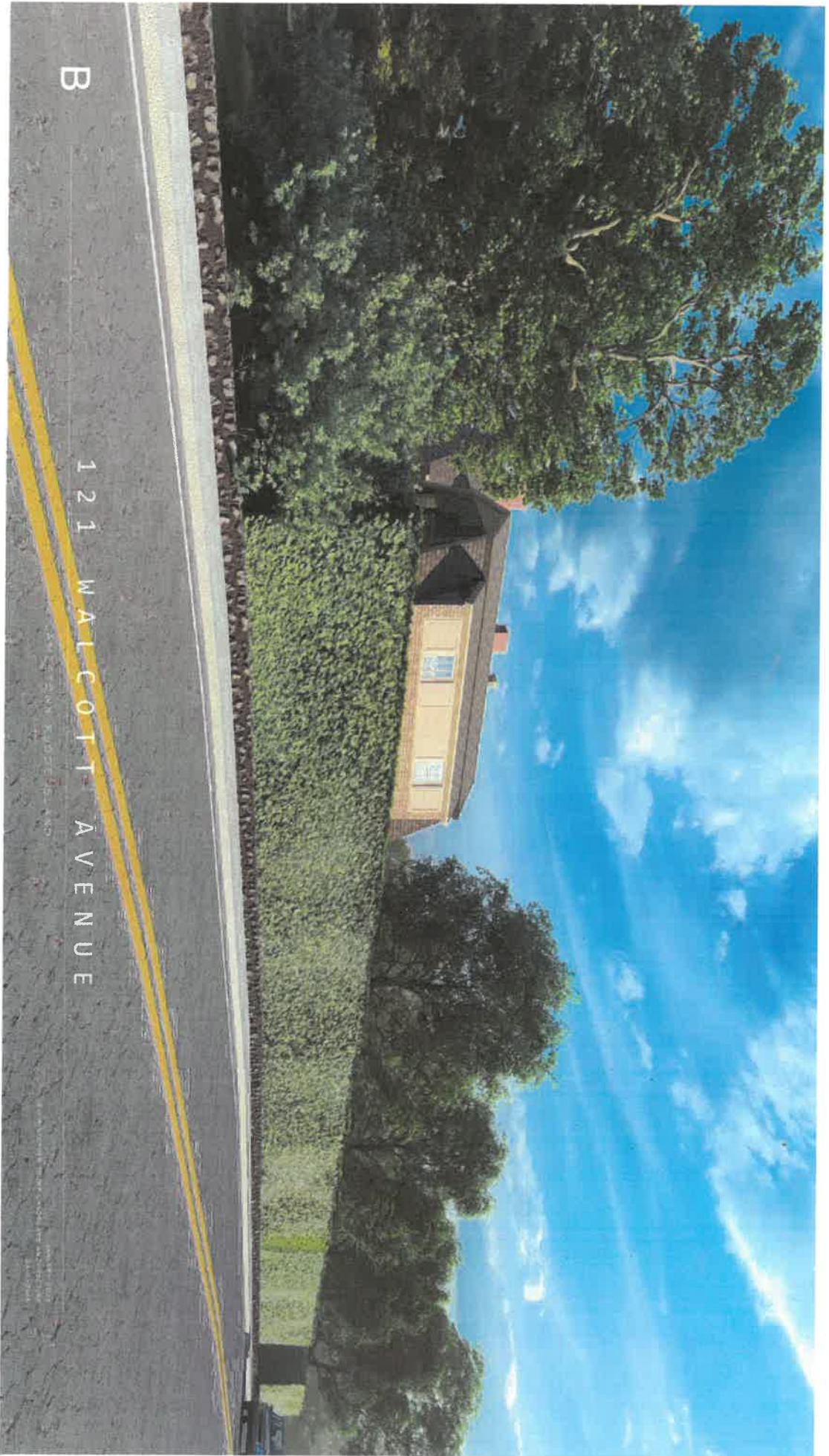
337

18126 SF

338

40000 SF





B

1221 W A I L C O T T A V E N U E



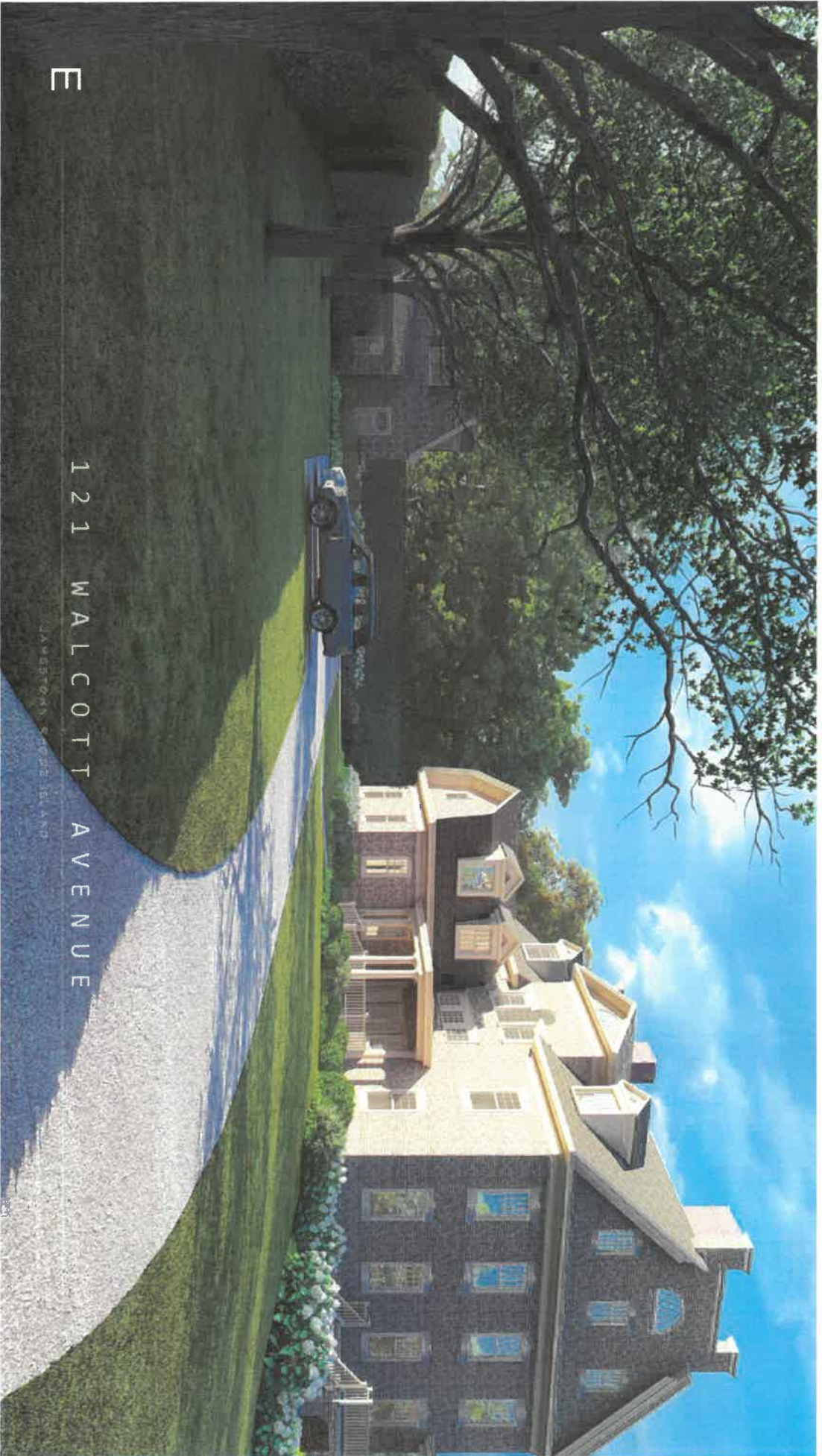
C

1221 WALLECOTT AVENUE



D

121 WALCOTT AVENUE



E

1221 WALCOTT AVENUE

JANESTON'S COASTAL ISLAND

From: Rod Wright <rwright113@gmail.com>
Date: January 12, 2025 at 7:35:34 PM EST
To: Betsy Shiverick <betsyshiverick@gmail.com>
Cc: Natalie Wright <nwright@baincapital.com>
Subject: Re: Site plan for 121 Walcott Avenue

Hi Betsy,

Thanks for sharing your plans with us. Looks like you guys are doing a massive project! We appreciate that you are keeping the character of the house intact and look forward to seeing the finished product!

We have no objection to your garage/driveway as planned.

Hope everything is going well and let us know if there is anything else we can do.

Best,
Rod & Natalie

Sent from my iPhone



1/24/25

To whom it may concern,

I have no objection to our new neighbors building a garage along the north side of ~~their~~ property abutting the Frarys.

Thank you,

Prem Bullone

129 Walcott Ave.

Jamesstown

401 378-2051

To: Members of the Jamestown Zoning Board of Review
Re: Application of 121 Walcott Avenue LLC

Jeff and I write in support of the Shiverick's plan to add a garage to their property. Our house is located just outside the 200-yard limit, although we are abutting neighbors to the east at 186 Racquet Road. Our home was built by my mother on property that was originally part of the 121 Walcott Avenue plot. My parents owned 121 Walcott during the 1960's and when they sold it, kept the parcel that fronted on Racquet Road. So, we are especially fond of the Shiverick's house and property, and we are thrilled to see they are painstakingly restoring it to its original beauty. We have reviewed the plans and the addition of a small garage makes a lot of sense. Given the Shiverick's long standing dedication to historic preservation, we are confident that this addition will be in keeping with the property and the neighborhood and will be just as it would have been built if cars had been around when this house was conceived. We are indeed very fortunate to have the kind of neighbors, such as the Shiverick's, who value maintaining the classic shingle style "summer cottage" esthetic, that defines the Walcott Avenue/Racquet Road architectural personality.

Sincerely,

Kim and Jeff Westcott
186 Racquet Road
Jamestown, RI

January 23, 2025

cc: Betsy Shiverick

Wednesday, January 22, 2025 at 08:08:41 Eastern Standard Time

Subject: 121 Walcott support letter
Date: Wednesday, January 22, 2025 at 4:55:32 AM Eastern Standard Time
From: James King
To: Christian Infantolino
Attachments: inky-injection-inliner-ab9582b5b36524b50ed0ec78cce55ddc.png

External (jking@nrkenterprises.com)

OST

[Report This Email](#) [Allow/Block List](#)

See below

Begin forwarded message:

From: [REDACTED]
Subject: Fwd: Request for support letter for 121 Walcott Avenue
Date: January 21, 2025 at 21:59:59 EST
To: Jamie King <jking@nrkenterprises.com>

Another support letter.
Betsy Shiverick
(914) 720-7357

Begin forwarded message:

From: Hugh Balloch <hmballoch@gmail.com>
Date: January 21, 2025 at 9:01:55 PM EST
To: [REDACTED]
Subject: Re: Request for support letter for 121 Walcott Avenue

Betsy as your neighbour to the east in "Mist" 210 Racquet Rd we support your plans to restore your home at 121 Walcott including the new garage, landscaping and related curb cut change. I am hopwful the review board will view this favorably.

Best regards
Hugh Balloch

On Sun, Jan 12, 2025, 12:19 PM Betsy Shiverick
[REDACTED]

PLAT B, LOT 540
N/F STEPHEN R. FRARY, TRUSTEE
(DEED BOOK 825 AT PAGE 35)

EXISTING STONE WALL TO REMAIN
6059 5657
78 74 72 70 68 66 64 62 60 58 56 54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18 16 14 12 10 8 6 4 2

PLAT B, LOT 878
AREA = 39,047 SF
OR 0.8964 ACRES

PLAT B, LOT 851
N/F MARY C. KIRK, TRUSTEE &
JONATHAN D. CAPULE, TRUSTEE
(DEED BOOK 917 AT PAGE 88)

T AVENUE

OFF BLAND

LANLAP 1023
CHR STOPHER THORP LANDSCAPE ARCHITECTURE
30 5-2-14

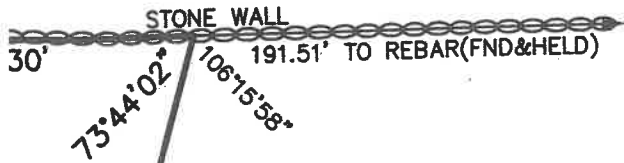


ACRES.
ENUE.
OF A
RMATION

STEE
35)

ZONING INFORMATION:

THE PARCEL IS ZONED: R-40
MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT WIDTH = 150 FEET
MINIMUM YARD SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 20 FEET
REAR YARD = 30 FEET
MAXIMUM LOT COVERAGE = 25%
MAXIMUM BUILDING HEIGHT = 35 FEET
ACCESSORY BUILDING SETBACKS:
SIDE YARD = 15 FEET
REAR YARD = 10 FEET
MAXIMUM ACCESSORY BUILDING HEIGHT = 25 FEET
*PER TOWN OF JAMESTOWN ORDINANCE,
CHAPTER 82 ZONING.



GRAPHIC SCALE

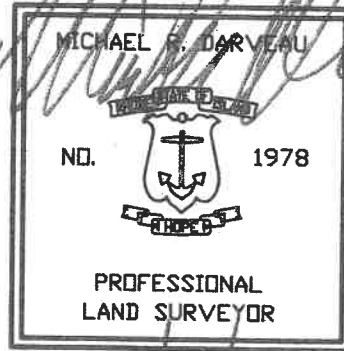


(IN FEET)
1 inch = 30 ft.

PLAT 9 , LOT 816
N/F 121 WALCOTT AVENUE, LLC
(DEED BOOK 1053 AT PAGE 324)

LEGEND

S.F. SQUARE FEET
GB GRANITE BOUND
DH DRILL HOLE
FND FOUND
N/F NOW OR FORMERLY
PL PROPERTY LINE



12/5/24

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE A PROPOSED GARAGE LOCATION PLAN.

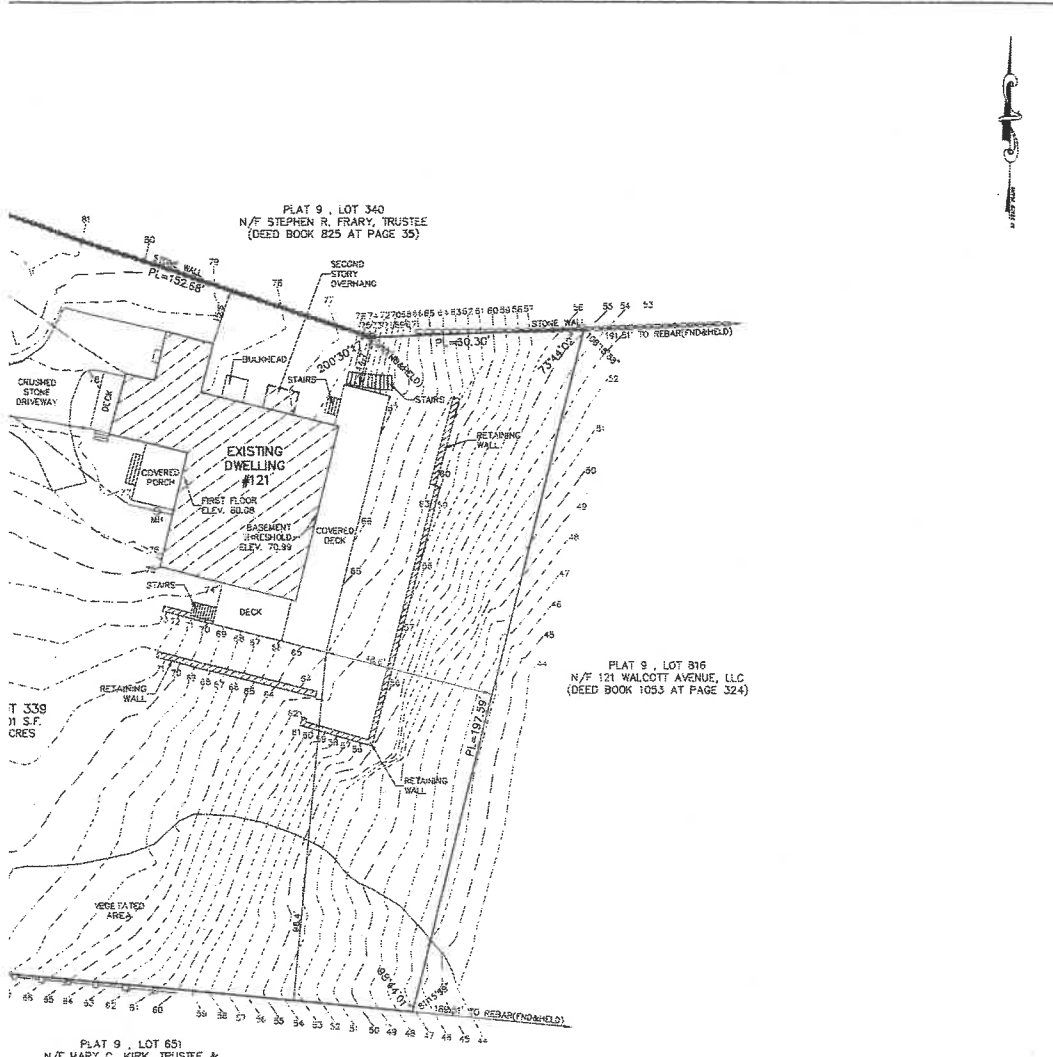
BY:
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE
COA #LS-A497

DARVEAU LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
786 GREAT ROAD, SUITE 5
NORTH SMITHFIELD, R.I. 02896
PHONE (401) 475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

PROPOSED GARAGE LOCATION
PLAN FOR
121 WALCOTT AVENUE, LLC
PLAT 9 , LOT 339
121 WALCOTT AVENUE
JAMESTOWN , RHODE ISLAND

SCALE: 1" = 30'	DATE: 12-5-2024	SHEET: 1 OF 1	PROJECT: 2024_026
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DARVEAU LAND SURVEYING, INC.
786 GREAT ROAD, SUITE 5
NORTH SMITHFIELD, R.I. 02896
PHONE: 401-475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

EXISTING CONDITIONS PLAN FOR
121 WALCOTT AVENUE, LLC
PLAT 9, LOT 339
121 WALCOTT AVENUE
JAMESTOWN, RHODE ISLAND

SCALE:
1" = 20'

DRAWN BY:
S.A.K.

PROJECT NO: REVISED:
2024...026

DATE:
DEC. 5, 2024

SHEET NO:
1 OF 2

1/21/24
12/5/24

1/21/24

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY DATA ACCUMULATION SURVEY TOPOGRAPHIC ACCURACY	MEASUREMENT SPECIFICATION: CLASS I CLASS III T-2
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STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
1) PREPARE AN EXISTING CONDITIONS PLAN.

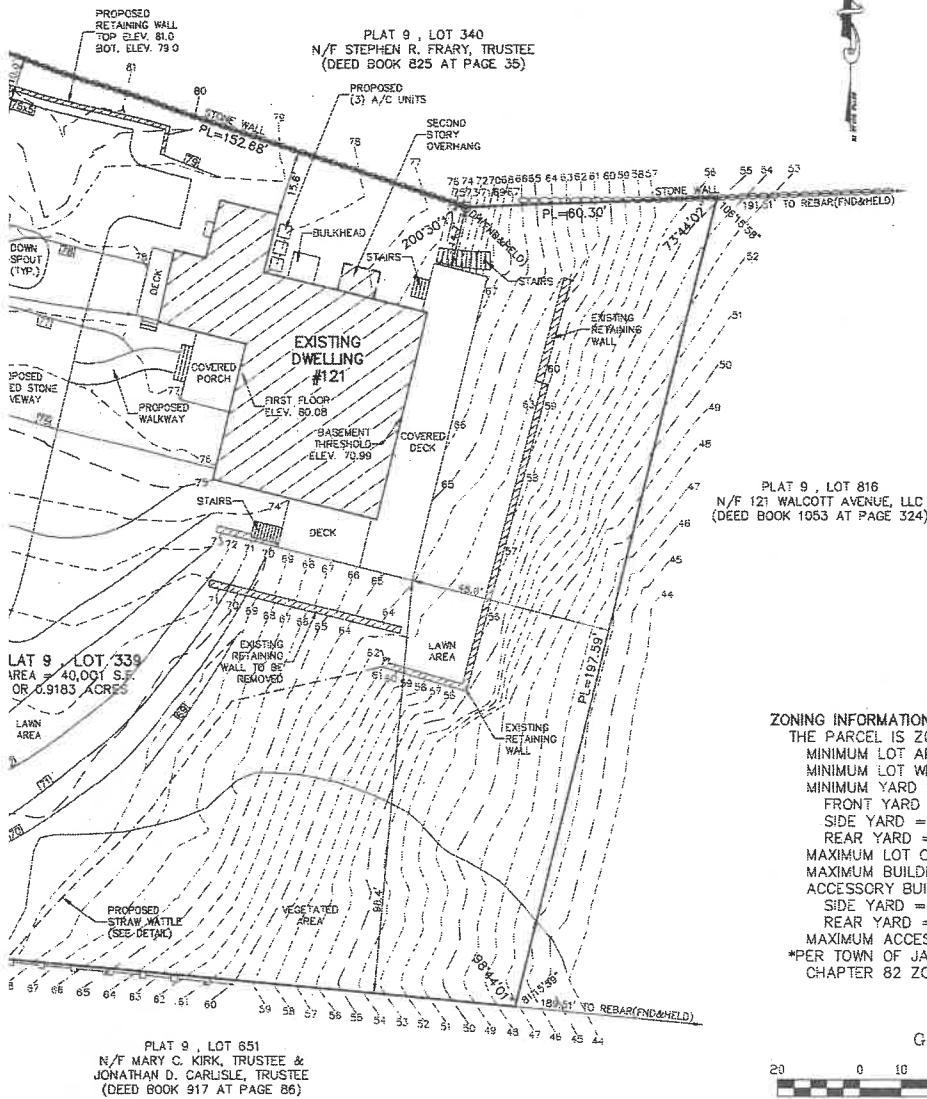
BY: *Michael R. Darveau*
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: 12/5/24
COA #LS-A497



LEGEND

S.F.	SQUARE FEET
INV.	INVERT
ELEV.	ELEVATION
GB	GRANITE BOUND
DH	DRILL HOLE
FND	FOUND
N/F	NOW OR FORMERLY
PL	PROPERTY LINE
UP	UTILITY POLE
HYD	FIRE HYDRANT
WSO	WATER SHUT-OFF
SMH	SEWER MANHOLE
NO.	NUMBER
TYP.	TYPICAL
BOT.	BOTTOM



ZONING INFORMATION:
 THE PARCEL IS ZONED: R-40
 MINIMUM LOT AREA = 40,000 S.F.
 MINIMUM LOT WIDTH = 150 FEET
 MINIMUM YARD SETBACKS:
 FRONT YARD = 40 FEET
 SIDE YARD = 20 FEET
 REAR YARD = 30 FEET
 MAXIMUM LOT COVERAGE = 25%
 MAXIMUM BUILDING HEIGHT = 35 FEET
 ACCESSORY BUILDING SETBACKS:
 SIDE YARD = 15 FEET
 REAR YARD = 10 FEET
 MAXIMUM ACCESSORY BUILDING HEIGHT = 25 FEET
 *PER TOWN OF JAMESTOWN ORDINANCE, CHAPTER 82 ZONING.

DEED REFERENCE:
 1. PLAT 9, LOT 339 - DEED BOOK 1053 AT PAGE 304.

- PLAN REFERENCES:**
1. PLAN ENTITLED "PROPOSED SUBDIVISION, LOT 339, AP 9, JAMESTOWN, SCALE: 1" = 40', DATE: FEB. 84, PREPARED FOR MARISA I. ALLEGRA, BY ISLAND ENGINEERING," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS IN DEED BOOK 91 AT PAGES 35-A AND 35-B.
 2. PLAN ENTITLED "PLAN OF LAND OF MARY A. BULLOCK, JAMESTOWN, RHODE ISLAND, TAX PLAT #9, LOT #651, DATE: MAR. 15, 1970, SCALE: 1" = 50', BY WILLIAM J. BUTLER," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS IN DEED BOOK 62 AT PAGE 936.
 3. PLAN ENTITLED "ON A ROCK CONDOMINIUM, SURVEY OF RECORD OF LOT 340, AP 9, JAMESTOWN, R.I., FOR GRENVILLE PATRICK PARTNERS, BY ISLAND ENGINEERING, SCALE: 1" = 20'," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#56A.
 4. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 683.

IVE STAKE UNTIL 2'-3"
 MAINS EXPOSED

STALL STAKE
 PERPENDICULAR
 SLOPE FACE

STALL WITH 18"-24"
 X 1 WOOD STAKES

FILE IS TO BE
 " WIDE TRENCH
 TED SOIL SHOULD BE
 H.

AT IT CONTOURS TO
 THE EXCAVATED
 SIDE. ADJACENT

EVERY 3'-4" WITH A
 IVEN THROUGH THE
 2'-3" OF STAKE
 LD BE DRIVEN

IL

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:
 LIMITED CONTENT BOUNDARY SURVEY
 DATA ACCUMULATION SURVEY
 TOPOGRAPHIC ACCURACY

MEASUREMENT SPECIFICATION:
 CLASS I
 CLASS III
 T-2

STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE A PROPOSED SITE PLAN.



12/5/24

BY: *Michael R. Darveau*
 MICHAEL R. DARVEAU, PLS#1978
 PRESIDENT, DARVEAU LAND SURVEYING, INC.

12/5/24
 DATE
 COA #LS-A497

DARVEAU LAND SURVEYING, INC.
 786 GREAT ROAD, SUITE 5
 NORTH SMITHFIELD, R.I. 02896
 PHONE: 401-475-5700
 E-MAIL: MIKE@DARVEAUSURVEY.COM

PROPOSED SITE PLAN FOR
121 WALCOTT AVENUE, LLC
 PLAT 9, LOT 339
 121 WALCOTT AVENUE
 JAMESTOWN, RHODE ISLAND

SCALE:
 1" = 20'

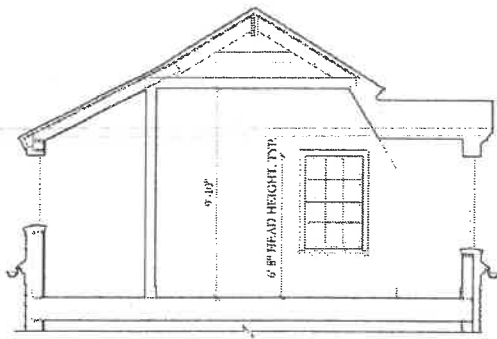
DRAWN BY:
 S.A.K.

PROJECT NO: 2024_026

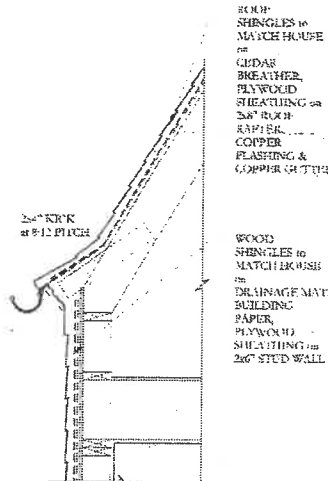
SHEET NO: 2 OF 2

REVIS: (None)

DATE: DEC. 5, 2024



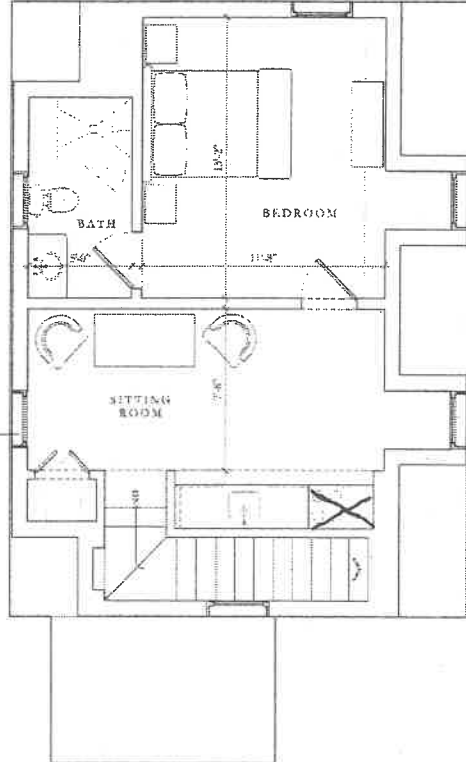
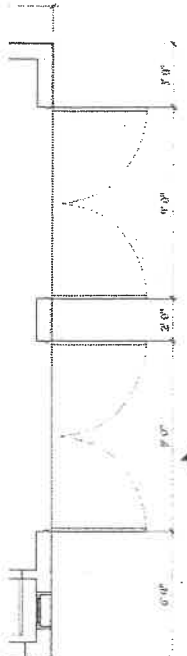
9 SECTION through BEDROOM & BATH
1/4" = 1'-0"



9 TYP. WALL SECTION
3/4" = 1'-0"

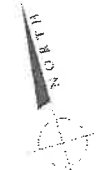
ROOF SHINGLES to MATCH HOUSE on CEDAR SHEATHED PLYWOOD SHEATHING on 2x6" ROOF RAFTERS COPPER FLASHING & COPPER GUTTERS

WOOD SHINGLES to MATCH HOUSE on DRAINAGE MAT. BUILDING PAPER, PLYWOOD SHEATHING on 2x6" STUD WALL



2 SECOND FLOOR PLAN
1/4" = 1'-0"

EQ. 10'-0" 10'-0" 10'-0"



ISSUE TO BLDG. DEPT 12-4-24 GC
PRICING 11-25-24 GT

SHIVERICK RESIDENCE

121 WALCOTT AVE
JAMESTOWN, RI 02835

SHEET TITLE
CARAGE DRAWINGS

DATE 11/27/24 SHEET NO. A-100
SCALE 1/4" = 1'-0"

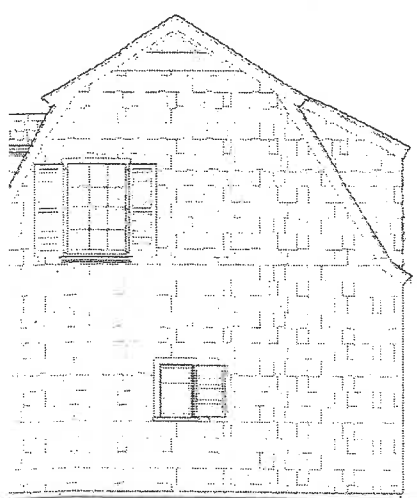
BY MR. NRM



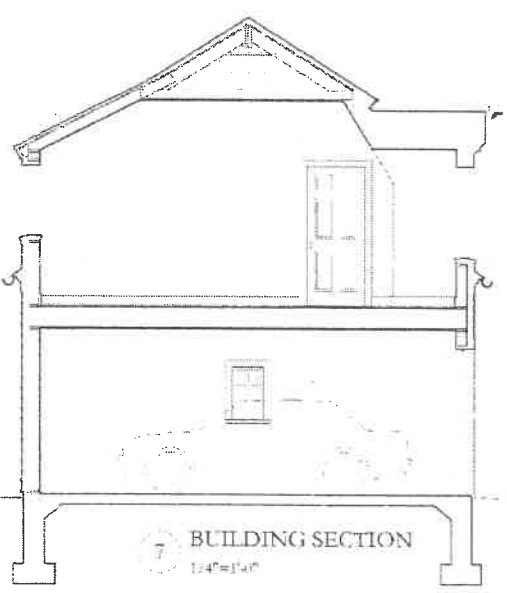
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

FAIRFAX & SAMMONS ARCHITECTS, INC.
100 WEST 40TH STREET, 10TH FLOOR
NEW YORK, N.Y. 10018
(212) 921-6000

WE DESIGN, DEVELOP, DRAW AND SUPPLY THE ARCHITECTURAL AND ENGINEERING SERVICES AND WE WILL EXAMINE THE PROPOSALS FOR THE BEST VALUE CONTRACTOR OF THE PROJECT FOR WHICH THEY ARE INVITED TO CONSIDER. THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.



NORTH ELEVATION
1/4" = 1'-0"



7 BUILDING SECTION
1/4" = 1'-0"

±1'-22'-9" ROOF RIDGE A.F.T.

±0'-0" 2nd FL. LEVEL A.F.T.

±0'-0" GARAGE LEVEL A.F.T.

GENERAL NOTE:
ALL SIZES AND
DIMENSIONS
OF MEMBERS
YTD BY
STRUCTURAL
ENGINEER AND
DRAWINGS.

NOT FOR CONSTRUCTION



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

February 19, 2025

Planning Office (401) 423-7210

Mr. Christian Infantolino, Esq.
Murphy Prior & Infantolino
77 Narragansett Ave.
Jamestown RI, 02835

Re: Development Plan Approval for Accessory Structure, Variances required,
121 Walcott Avenue, Plat 9 Lot 339

Dear Attorney Infantolino:

The Technical Review Committee (TRC) reviewed the building plans at the February 6 TRC meeting for an accessory structure (garage) at the referenced address. It was noted that the representative for the applicant withdrew the request for an ADU previously. The Plans were reviewed and approved as follows for the proposed accessory structure (garage with living space above), which require a Zoning Variance for front and side yard setbacks:

To release the conditional approval based on the resolutions and commitments at this meeting (see TRC Minutes dated 2-6-25) and grant final TRC approval.

The motion was based on the following findings of fact:

- 1) The application was reviewed under Article 7 - Misc. Structure and Site Regulations, 82-700 – Accessory Structures, requiring TRC approval and Zoning Board approval;
- 2) The application requires zoning relief for front and side setbacks; front, 13.3 where 40 feet is required (under *other permitted uses* and 82-700 D.), and side yard, 10 feet where 15 feet is required (under 82-602 - District Dimensional Regulations, Table 6-2, as an *accessory structure*);
- 3) ADUs are not permitted in the front yard under Section 1201.2 D3: “Except that in no case can an ADU be located in the front yard. ADUs are not eligible for the special permits described in Sec. 82-700.D. Accessory structures”;
- 4) The main house is a significant historic structure in Jamestown and the owners interest is to “restore the house to its original historical condition”. The applicant’s representatives stated that rotating or locating the proposed structure anywhere else on the lot would require extensive filling and grading;
- 5) The front yard variance is significant but due to the topography of the lot, the desire to locate the garage near the functional, “service” entrance and not the main vestibule entrance, to shield the street from the garage door view, and the need for turning radius to enter the garage, it is the best alternative;

- 6) A significant justification of the front variance was that it was in keeping with two other accessory structures in the neighborhood;
- 7) The side setback is not critical but moves the accessory structure further to the north of the main structure;
- 8) The accessory structure is 650 square feet (excluding garage) and 850 square feet of floor area is permitted per 82-700;
- 9) The applicant's representative noted that the owner does not desire to have a full kitchen, which would qualify it as an ADU and it will only be occupied 2 months of the year;
- 10) The applicant's representative noted that they have letters in support of the project from 3 abutters (not provided);
- 11) The landscaping plan is critical to the approval and it was reviewed and approved at the February 6, 2025 TRC meeting. Proper buffering is critical to granting of the variance;
- 12) The public water and sewer connections must be from the main house. The plans were reviewed and acceptable to the Public Works Department and approved at the February 6, 2025 TRC Meeting. and be approved by the Public Works Director prior to building permit approval;
- 13) The RIDOT Physical Alteration Permit has been applied for and its issuance is expected.

Sincerely,



Lisa W. Bryer, AICP, Town Planner/Administrative Officer
Town of Jamestown

C: Jamestown Zoning Board c/o Suzanne Enser
121 Walcott Avenue, LLC, PO BOX 2589, Palm Beach, FL, 33480
Jamestown Planning Commission
Dennis Begin, Building Official and ZEO

Attachment: TRC Minutes, February 6, 2025



TOWN OF JAMESTOWN

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

Technical Review Committee Minutes

Planning Office (401) 423-7210

February 6, 2025

10:00 AM

**Town Hall – 1st Floor Meeting Room
93 Narragansett Avenue, Jamestown**

The meeting was called to order at 10:02 am. Technical Review Committee (TRC) members present:

Dennis Begin, Building Official
Jean Lambert, PE, Environmental Scientist
Lisa Bryer, AICP, Town Planner

Also Present: Christian Infantolino, Esq, Mike Darveau, PLS, Darveau Land Survey, Jamie King, Builder, Tristan Welch, RLA, Christopher Thorp Landscape Architects.

I. Old Business

1. 121 Walcott Avenue, Plat 9 Lot 339, owners 121 Walcott Avenue, LLC. Development Plan Review for Garage/Accessory Dwelling Unit (ADU) in front yard, per Zoning Ordinance Section 82-700 and 1201, 13 feet from front property line where 40 feet is required. Variance required by Zoning Board. Action and Recommendation to Zoning Board of Review. Review, Discussion, and/or Action and/or Vote.

The application was discussed at the January 23, 2024 TRC and then at the January Zoning Board Meeting. The Zoning Board is looking for resolution on the conditions at TRC prior to hearing the application.

The TRC approval was conditional with the conditions that a landscape plan comes back to the TRC for approval, and Sewer and Water plans are approved by Public Works and PAP approved by RIDOT. They have been addressed as follows:

Landscaping:

The Landscape Plan was reviewed and explained by Tristan Welch, RLA. They will plant a privet hedge back 2 feet behind the stone wall. The stone wall runs the whole length of Walcott Avenue. The stone wall will be replaced in the area of the existing driveway when the new curb cut is made to the south. Discussion of when the landscaping should be installed and whether it should be a condition of the C.O. They will install the front street landscaping this next growing season, prior to the C.O. and the remainder landscaping, in the area which may be impacted by construction, after construction is completed on the garage. This approval will be tied to the garage construction not the house. This was an acceptable commitment for planting.

Sewer and Water plans to be approved by Public Works Dept:

The utilities, water and sewer plans, have been reviewed by Public Works Department and are acceptable.

Physical Alteration Permit (PAP) to be approved by RIDOT:

Mike Darveau reported that the PAP was submitted to RIDOT before the holidays and they received comments last week. Darveau is addressing the comments. He will send the letter to Lisa Bryer.

Discussion on the generator location, since this was not on the original plan reviewed at the last TRC meeting. Dennis Begin stated that the generator is part of the structure and needs to meet the setbacks of the structure it is serving including HVAC. Bryer noted it should not be located on the street side of the garage. It should be within the setbacks. King noted that they want to "hog out" the area for the generator. If it is on the street side it will be closer than the requested 13' setback variance. It was agreed that they will move it to the landscaped area on the south side of the garage and be physically buffered by building a "vault" around it. Lambert cautioned about the location of the water and sewer lines.

These items above will be confirmed through the building permit process by the Building Official.

Motion by Lisa Bryer to release the conditional approval based on the resolutions and commitments at this meeting (see TRC Minutes dated 2-6-25) and grant final TRC approval.

Seconded by Dennis Begin. All in favor.

II. Adjournment

Motion by Bryer, seconded by Begin to adjourn (at 10:20a.m.). All in favor.

Attest: Lisa Bryer



Division of Highway and Bridge
Maintenance
360 Lincoln Avenue
Warwick, RI 02888

PHYSICAL ALTERATION PERMIT

Application Number: PA-25-6

Date: February 12, 2025

Expiration Date: February 12, 2026

APPLICANT (PERMITTEE): James King
121 Walcott Avenue, LLC
Address: 31 Sextant Lane Narragansett RI 02882
PROPERTY OWNER: SAME AS APPLICANT

Phone Number: 401-440-2705

Address:
DEVELOPER: SAME AS APPLICANT

Phone Number:

Address:
ENGINEER:

Phone Number:

Address:

Phone Number:

TYPE OF APPLICATION: Single Family Residential

LOCATION OF WORK: 121 Walcott Avenue Jamestown RI 02835

DIRECT TIE-IN TO STATE DRAINAGE SYSTEM?: No

IF YES, provide coordinates:
COORDINATE SYSTEM:


PURPOSE OF PERMIT: To relocate an existing driveway to a new location and to remove the existing driveway opening.

This permit is valid for one year from the date the permit is issued and expires on the date noted above, subject to the conditions listed below and/or attached. Extensions may be granted upon request in accordance with Section 4.6, Part E, of the Department's Rules and Regulations regarding Physical Alteration Permits.

CONDITIONS OF APPROVAL:

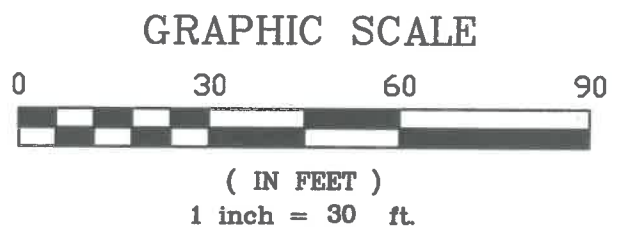
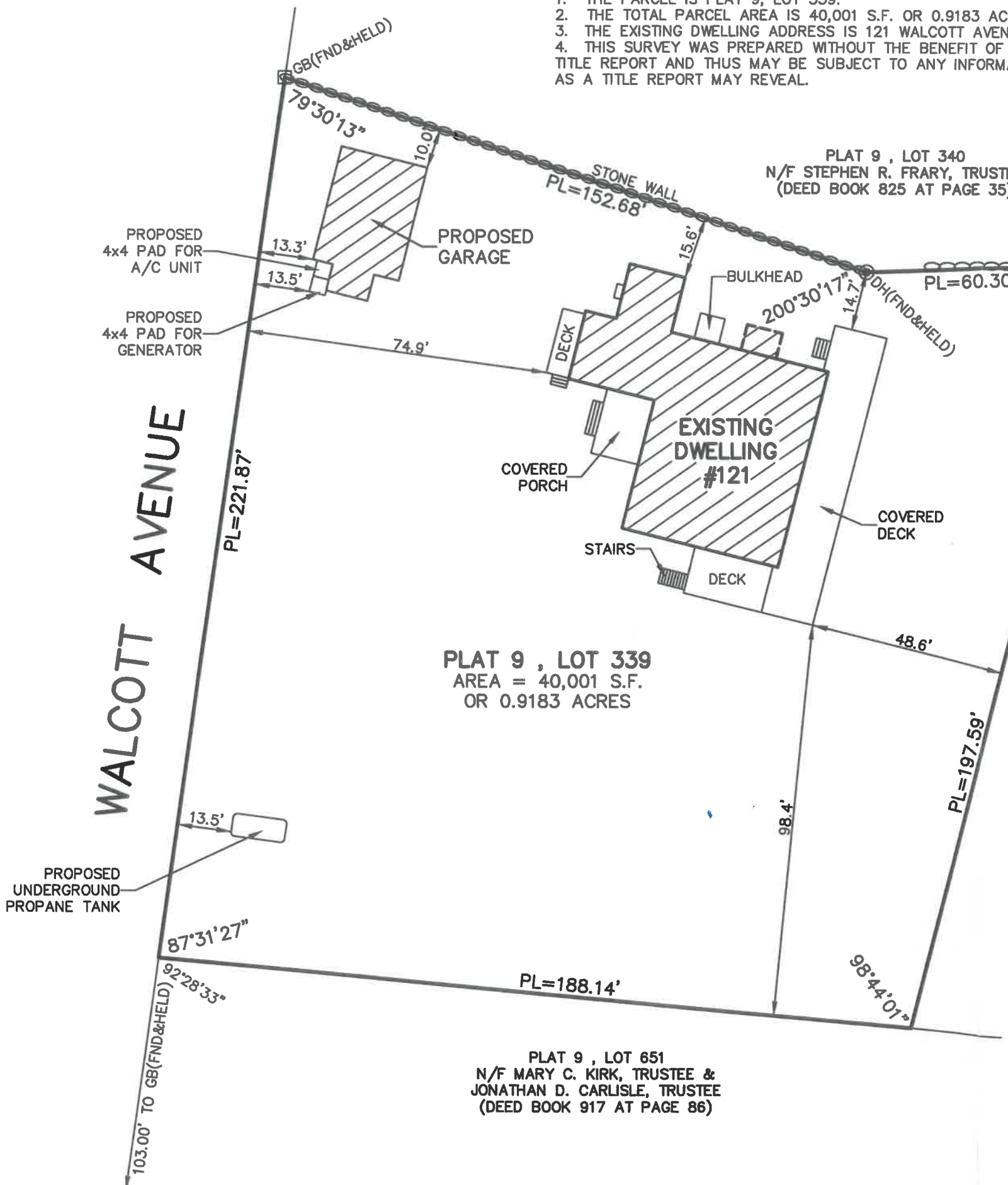
- 1.) Specifications that govern this permit are the Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction, August 2024 Edition, with all revisions (RIDOT Std Specifications) and the special provisions included in this permit. Standard Details for this permit are the Rhode Island Standard Details, 1998 Edition (Amended October 2022), with all revisions (RI Std Details). The RIDOT Hot Mix Asphalt (HMA) Matrix is incorporated into this permit by reference. All traffic control shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), 2009 Edition, with all revisions.
- 10.) This permit's intent is only to give permission for drainage tie-ins & driveway curb cuts. Any other work performed on state property such as gas, water, or sewer lines will require a utility permit from this office @ (401) 734-4835.
- 11a.) Any damage to state property caused by construction shall be repaired or replaced to the satisfaction of the department.
- 11b.) Any damage to state property caused by construction or due to the added runoff to the state's drainage system shall be repaired or replaced to the satisfaction of the department.
- 19.) Applicant/permittee agrees that (a) no person shall, on the grounds of race, color, sex, national origin, age or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of state property; (b) in the furnishing of services on state property, no person shall, on the grounds of race, color, sex, national origin, age or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination; and (c) the applicant/permittee shall use state property in compliance with all other requirements imposed by or pursuant to 49 C.F.R. Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964 (the regulations) and as the regulations may be amended.

Special Permit Specific Condition 1.) All sidewalk, driveway and curb construction work shall be ADA compliant and in accordance with the latest ADA Standards/Regulations.

HIGHWAY AND BRIDGE MAINTENANCE	INFRASTRUCTURE
Approved 	
DEPUTY STATE HIGHWAY MAINTENANCE OPERATIONS ENGINEER	CHIEF ENGINEER

GENERAL NOTES:
 1. THE PARCEL IS PLAT 9, LOT 339.
 2. THE TOTAL PARCEL AREA IS 40,001 S.F. OR 0.9183 ACRES.
 3. THE EXISTING DWELLING ADDRESS IS 121 WALCOTT AVENUE.
 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THUS MAY BE SUBJECT TO ANY INFORMATION AS A TITLE REPORT MAY REVEAL.

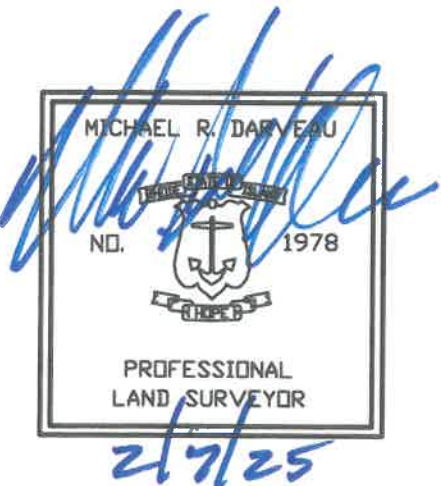
ZONING INFORMATION:
 THE PARCEL IS ZONED: R-40
 MINIMUM LOT AREA = 40,000 S.F.
 MINIMUM LOT WIDTH = 150 FEET
 MINIMUM YARD SETBACKS:
 FRONT YARD = 40 FEET
 SIDE YARD = 20 FEET
 REAR YARD = 30 FEET
 MAXIMUM LOT COVERAGE = 25%
 MAXIMUM BUILDING HEIGHT = 35 FEET
 ACCESSORY BUILDING SETBACKS:
 SIDE YARD = 15 FEET
 REAR YARD = 10 FEET
 MAXIMUM ACCESSORY BUILDING HEIGHT = 25 FEET
 *PER TOWN OF JAMESTOWN ORDINANCE, CHAPTER 82 ZONING.



PLAT 9 , LOT 816
 N/F 121 WALCOTT AVENUE, LLC
 (DEED BOOK 1053 AT PAGE 324)

LEGEND

S.F.	SQUARE FEET
GB	GRANITE BOUND
DH	DRILL HOLE
FND	FOUND
N/F	NOW OR FORMERLY
PL	PROPERTY LINE



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION: CLASS I
 CLASS III

STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE A PROPOSED GARAGE LOCATION PLAN.

BY: *Michael R. Darveau* 2/7/25
 MICHAEL R. DARVEAU, PLS#1978
 PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: 2/7/25
 COA #LS-A497

DARVEAU LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 786 GREAT ROAD, SUITE 5
 NORTH SMITHFIELD, R.I. 02896
 PHONE (401) 475-5700
 E-MAIL: MIKE@DARVEAUSURVEY.COM

PROPOSED GARAGE LOCATION
 PLAN FOR
121 WALCOTT AVENUE, LLC
 PLAT 9 , LOT 339
 121 WALCOTT AVENUE
 JAMESTOWN , RHODE ISLAND

SCALE: 1" = 30'	DATE: 2-7-2025	SHEET: 1 OF 1	PROJECT: 2024_026
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BENCH MARK:
SEWER MANHOLE
RIM ELEV. 78.36
INV. ELEV. 71.61
(NAVD88)



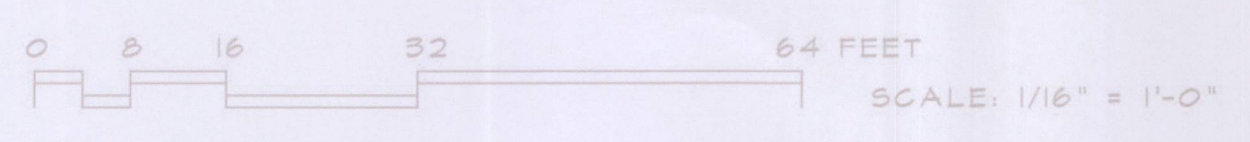
PLAT 9, LOT 340
N/F STEPHEN R. FRARY, TRUSTEE
(DEED BOOK 825 AT PAGE 35)

PLAT 9, LOT 816
AREA = 39,047 S.F.
OR 0.8964 ACRES

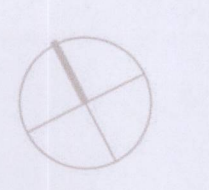
PLAT 9, LOT 651
N/F MARY C. KIRK, TRUSTEE &
JONATHAN D. CARLISLE, TRUSTEE
(DEED BOOK 917 AT PAGE 86)

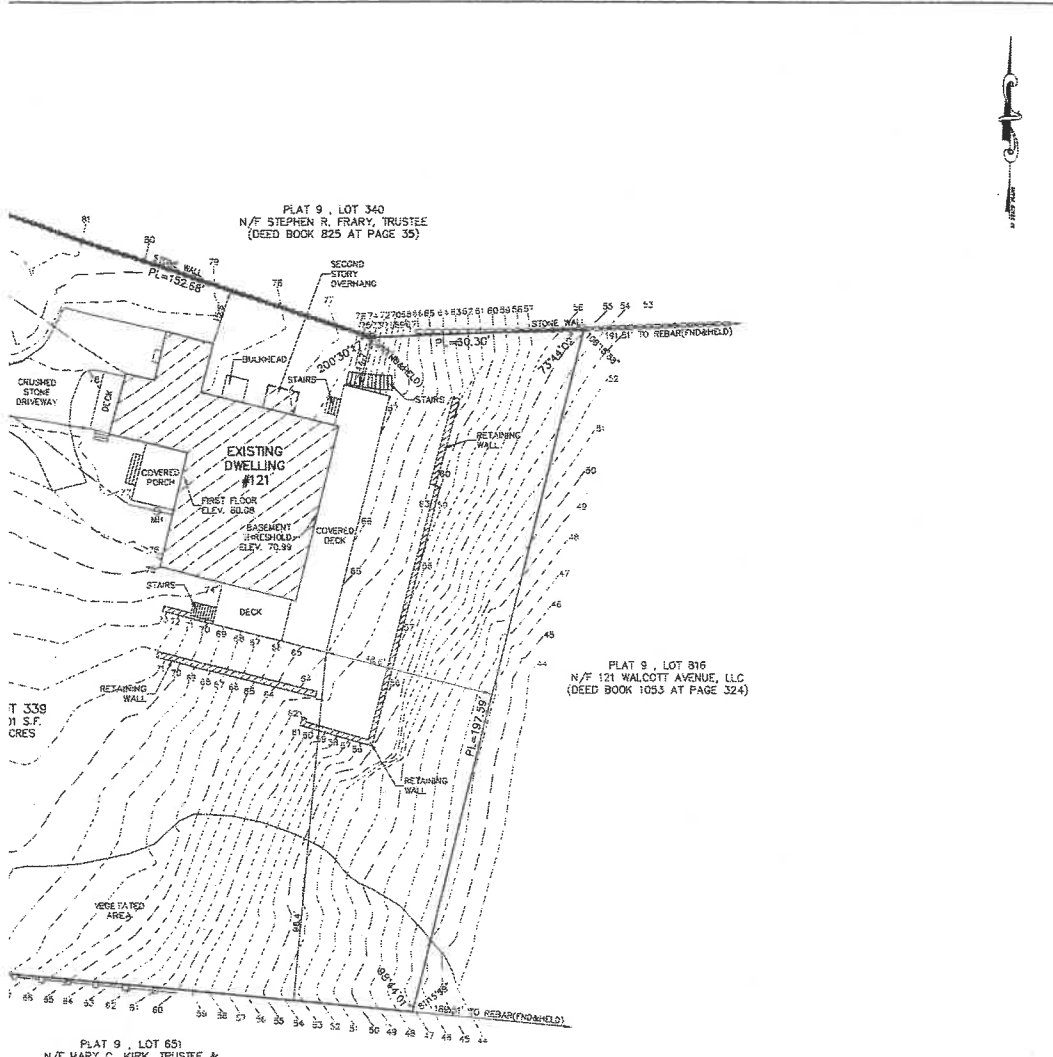
121 WALCOTT AVENUE

JAMESTOWN, RHODE ISLAND



FEBRUARY 2025
©CHRISTOPHER THORP LANDSCAPE ARCHITECTURE
2410-121WA





DARVEAU LAND SURVEYING, INC.
 786 GREAT ROAD, SUITE 5
 NORTH SMITHFIELD, R.I. 02896
 PHONE: 401-475-5700
 E-MAIL: MIKE@DARVEAUSURVEY.COM

EXISTING CONDITIONS PLAN FOR
121 WALCOTT AVENUE, LLC
 PLAT 9, LOT 339
 121 WALCOTT AVENUE
 JAMESTOWN, RHODE ISLAND

SCALE:
 1" = 20'

DRAWN BY:
 S.A.K.

PROJECT NO: REVISED:
 2024-026

DATE:
 DEC. 5, 2024

SHEET NO:
 1 OF 2

PLAT 9, LOT 651
 N/T MARY C. KIRK, TRUSTEE &
 JONATHAN D. CARLISE, TRUSTEE
 (DEED BOOK 917 AT PAGE 86)

T 339
 31 S.F.
 CRES

PLAT 9, LOT 316
 N/T 121 WALCOTT AVENUE, LLC
 (DEED BOOK 1053 AT PAGE 324)

PLAT 9, LOT 340
 N/T STEPHEN R. FRARY, TRUSTEE
 (DEED BOOK 825 AT PAGE 35)

CRUSHED STONE DRIVEWAY
 COVERED PORCH
 FIRST FLOOR ELEV. 88.08
 BASEMENT FINISHED ELEV. 70.99
 COVERED DECK
 STAIRS
 BALCONY
 SECOND STORY OVERHANG
 STONE WALL
 RETAINING WALL
 VEGETATED AREA

12/5/24

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY DATA ACCUMULATION SURVEY TOPOGRAPHIC ACCURACY	MEASUREMENT SPECIFICATION: CLASS I CLASS III T-2
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STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 1) PREPARE AN EXISTING CONDITIONS PLAN.

BY: *[Signature]* 12/5/24
 MICHAEL R. DARVEAU, PLS#1978
 PRESIDENT, DARVEAU LAND SURVEYING, INC.

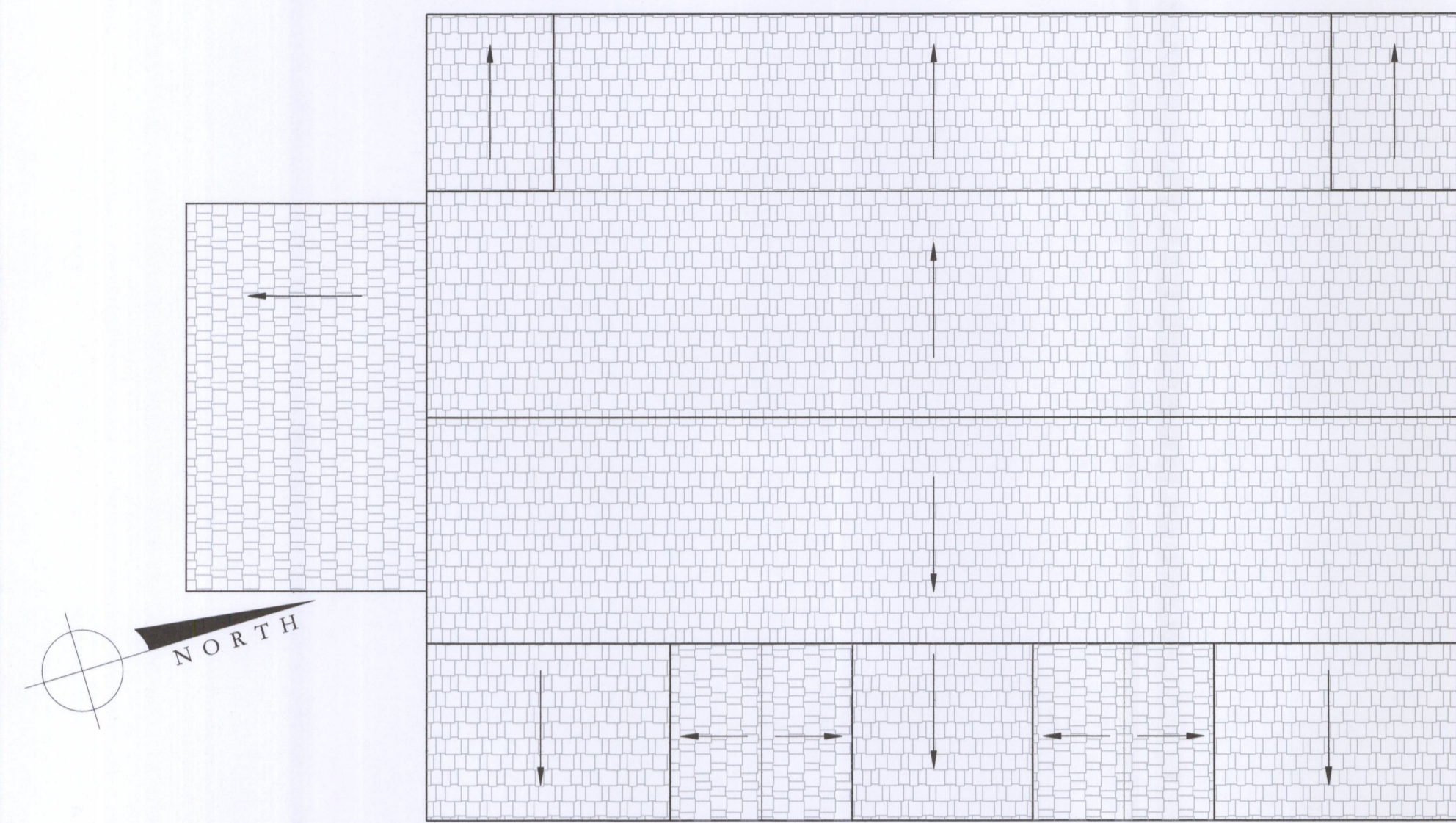
DATE
 COA #LS-A497



JAMESTOWN, SCALE:
 GRA, BY ISLAND
 ESTOWN REGISTRY OF

JAMESTOWN, RHODE
 SCALE: 1" = 50', BY
 F JAMESTOWN REGISTRY OF

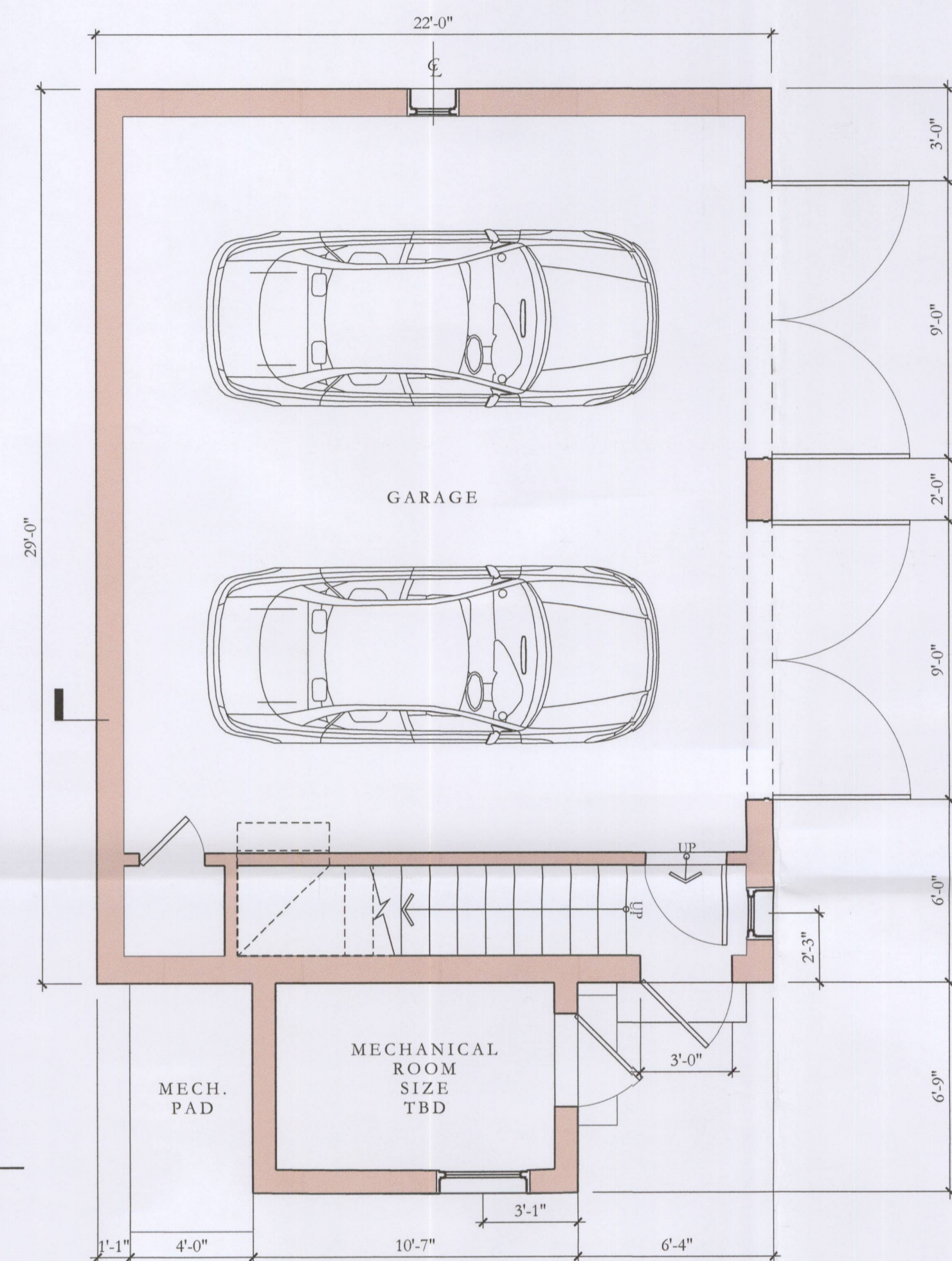
OF RECORD OF LOT 340,
 RS, BY ISLAND
 THE TOWN OF JAMESTOWN



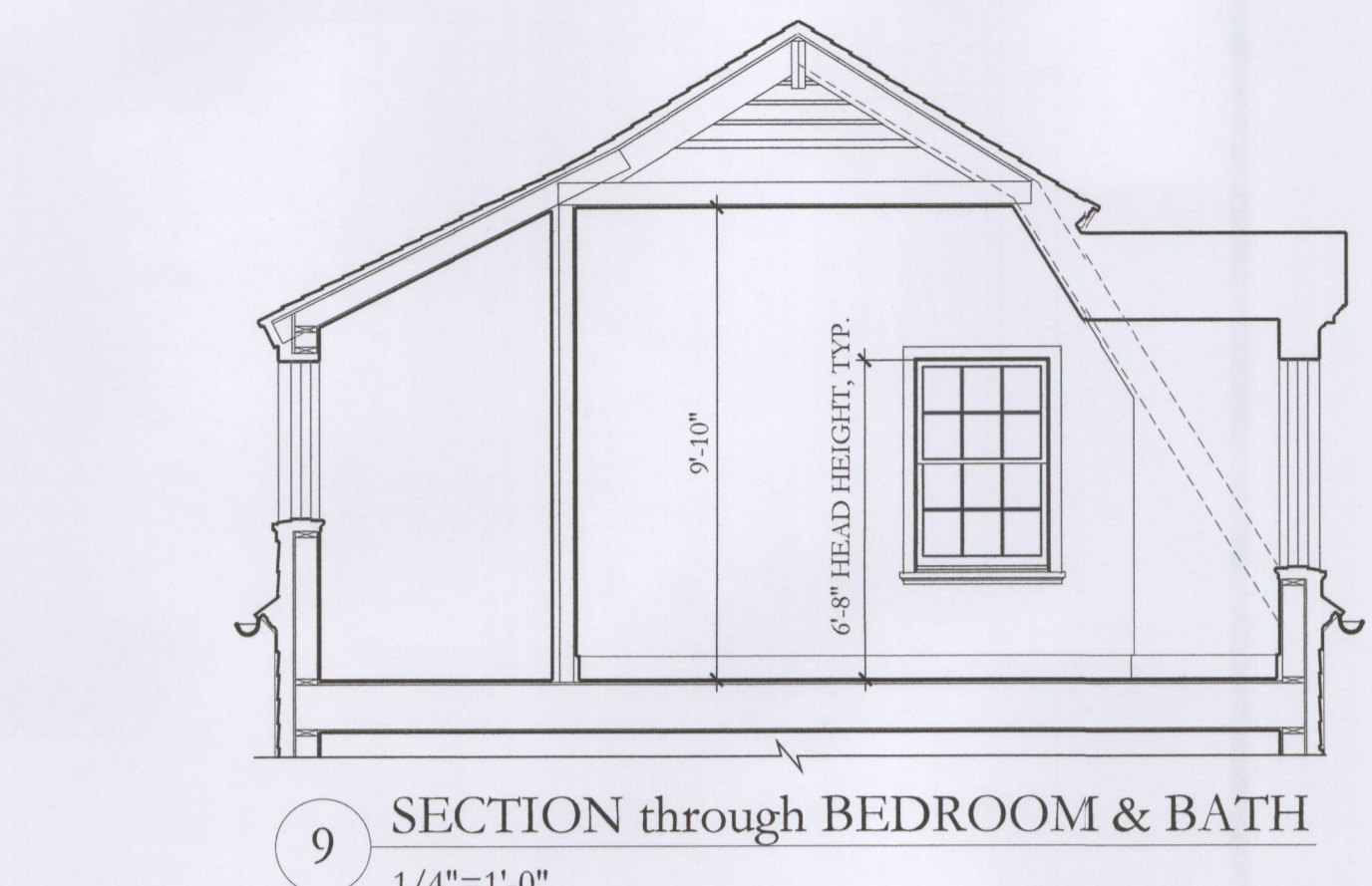
8 ROOF PLAN
1/4"=1'-0"



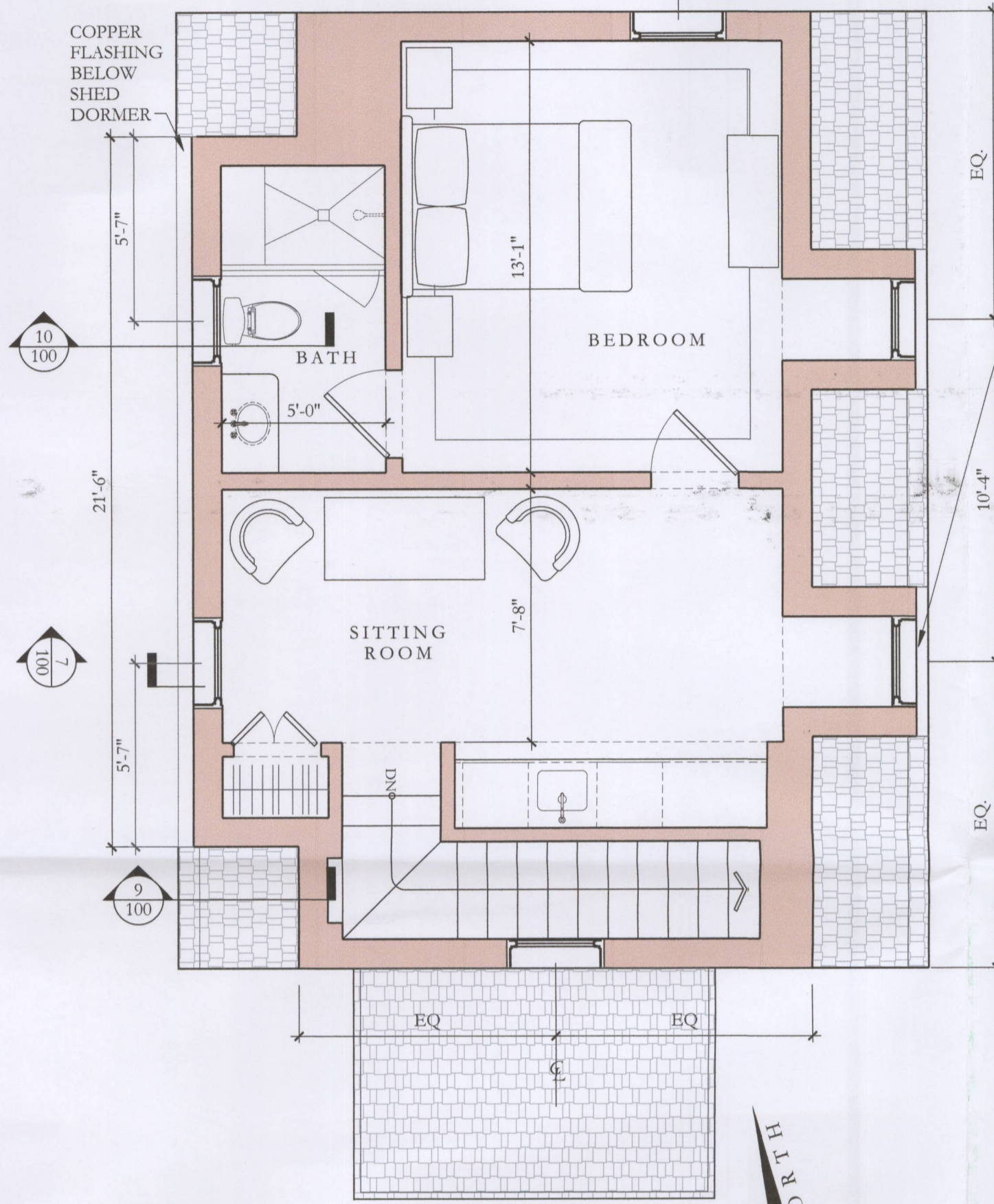
3 EAST ELEVATION
1/4"=1'-0"



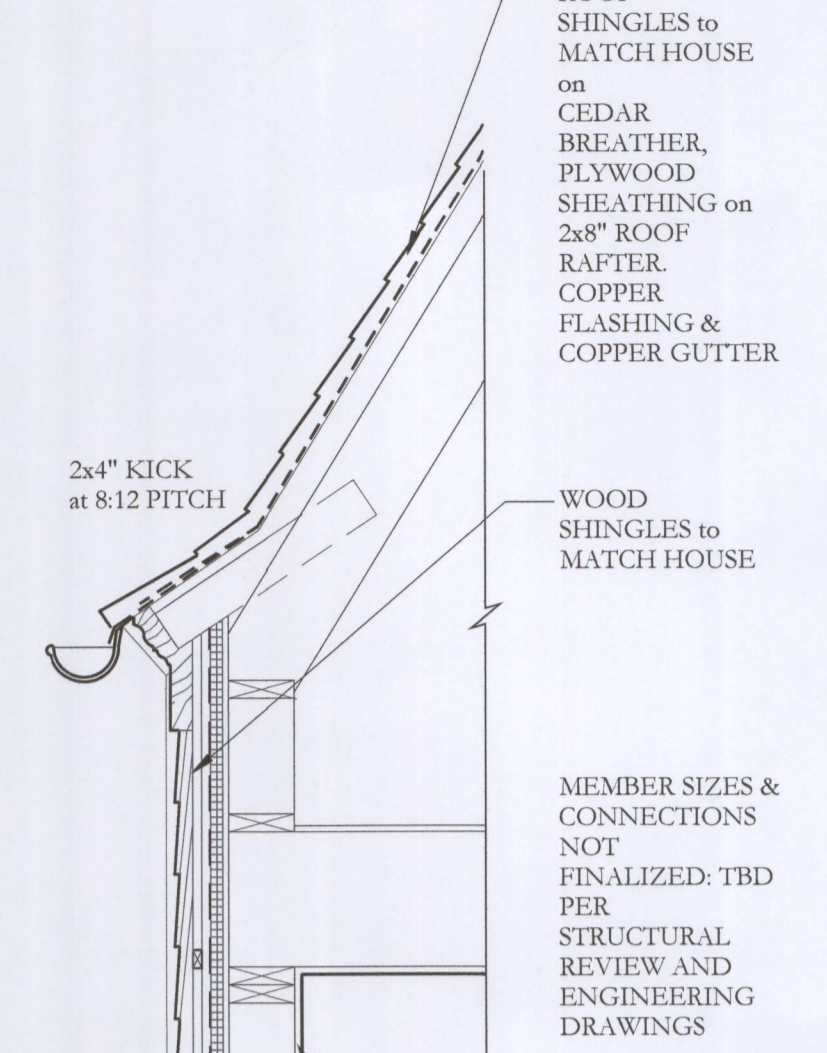
1 FIRST FLOOR PLAN
1/4"=1'-0"



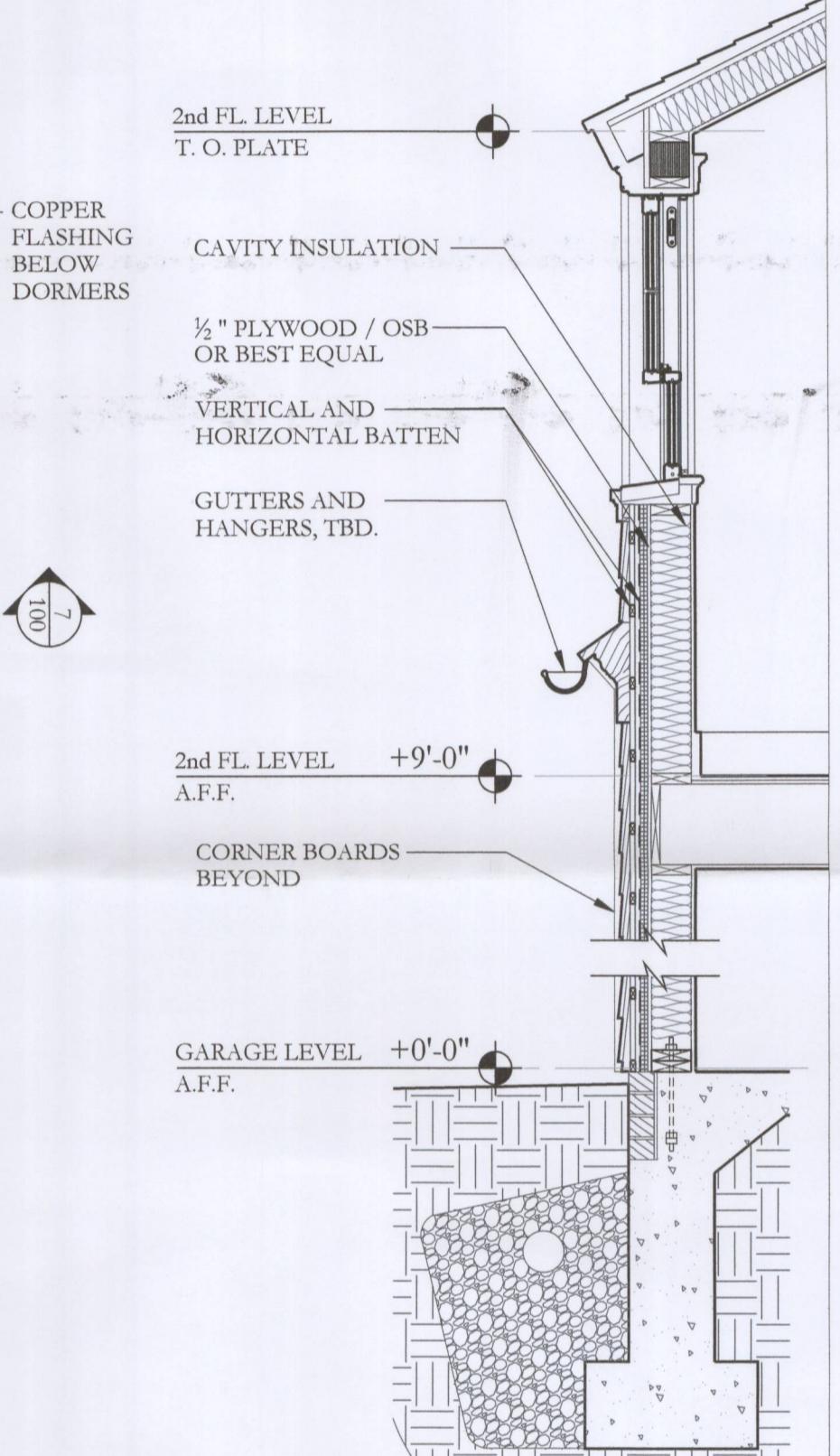
9 SECTION through BEDROOM & BATH
1/4"=1'-0"



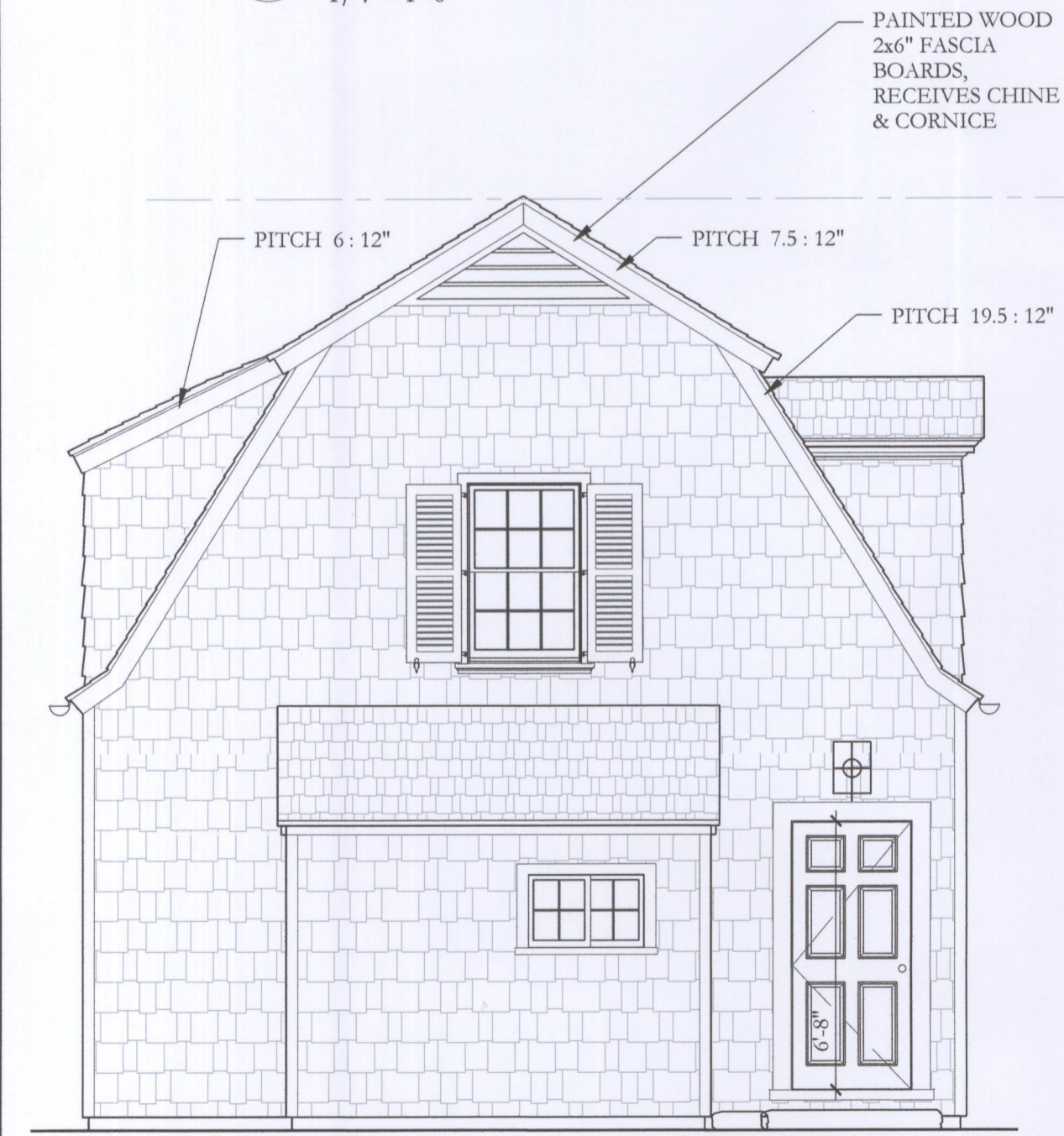
2 SECOND FLOOR PLAN
1/4"=1'-0"



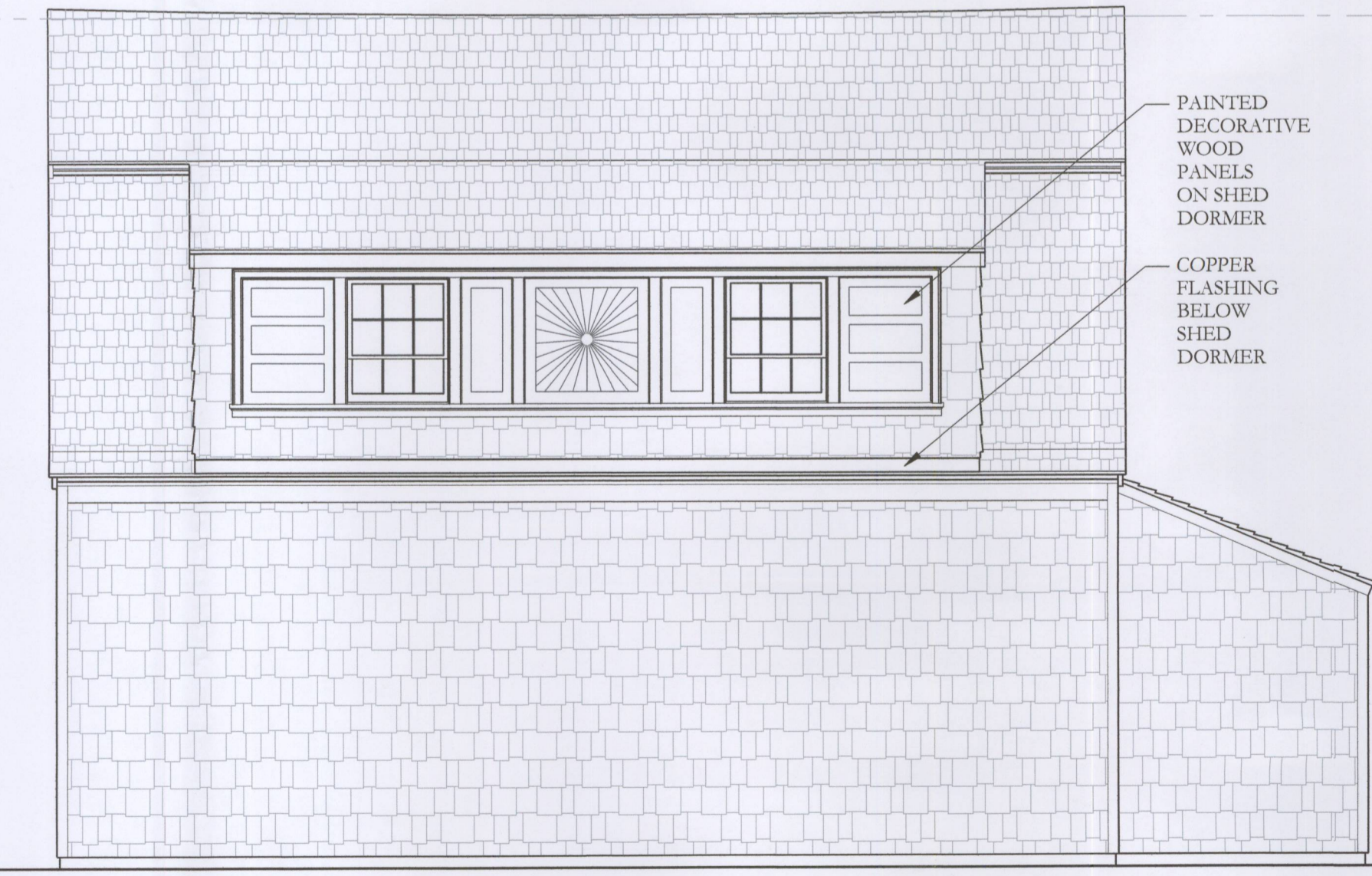
9 TYP. WALL SECTION
3/4"=1'-0"



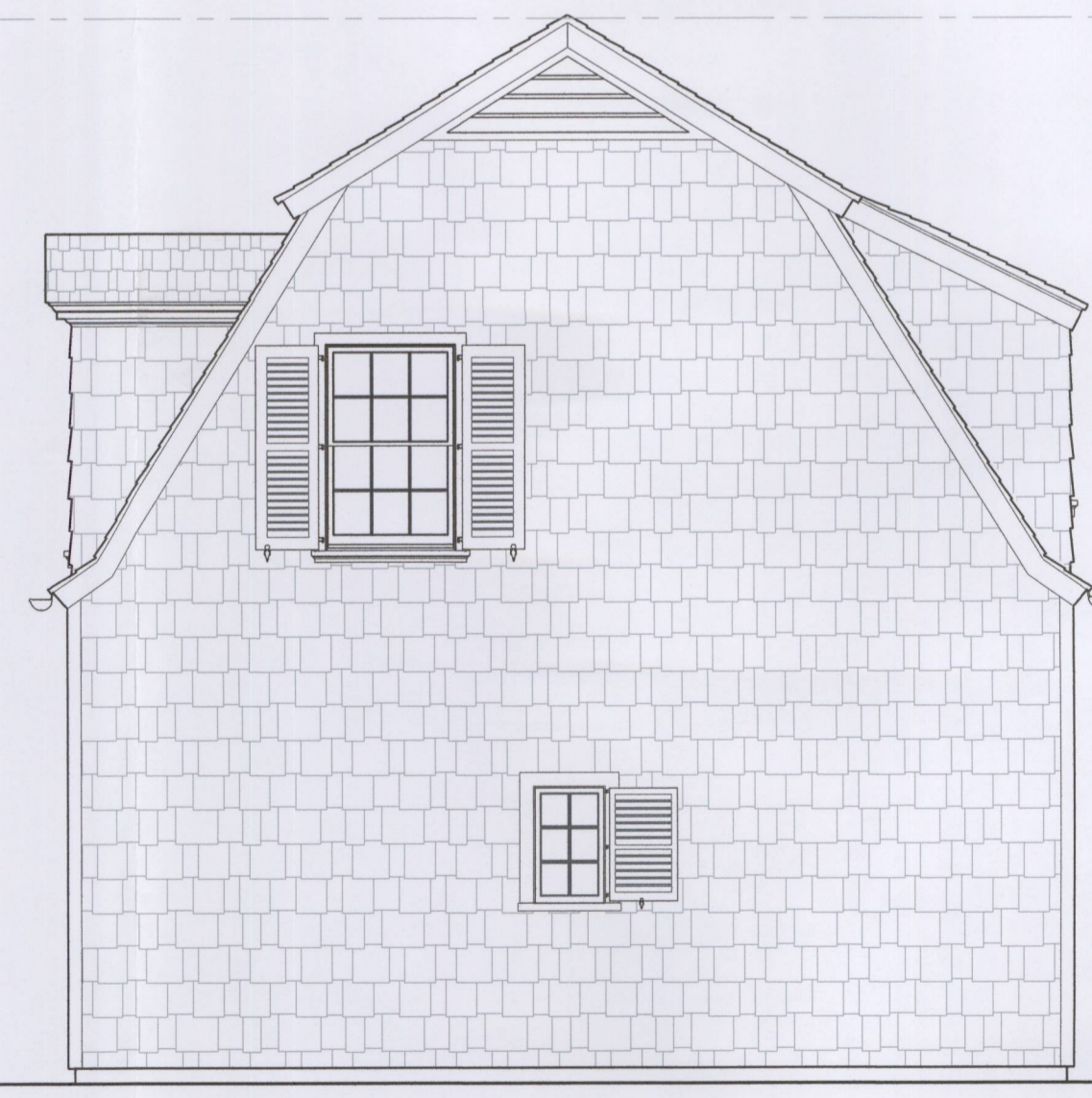
10 TYP. WALL SECTION
1/2"=1'-0"



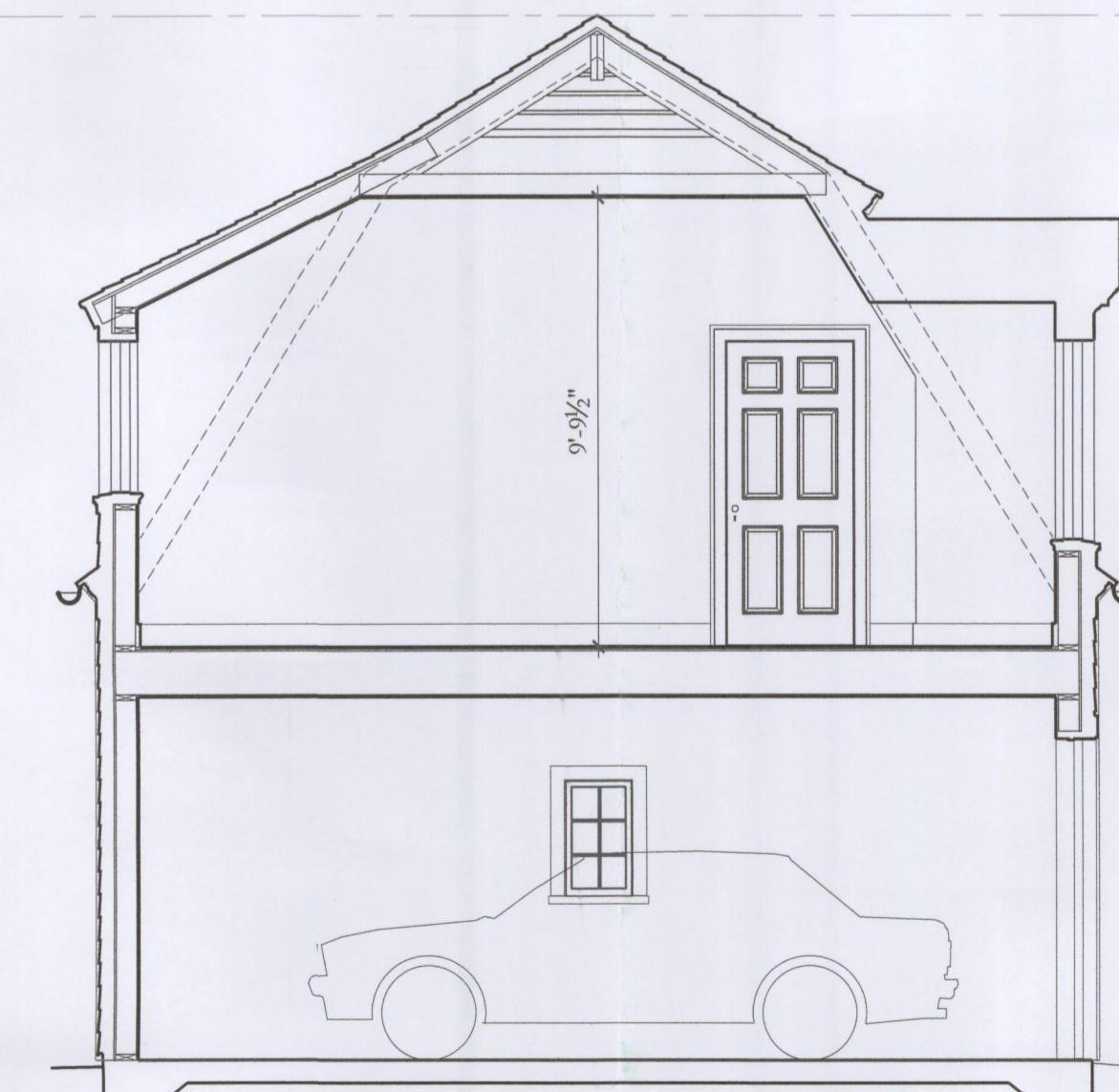
4 SOUTH ELEVATION
1/4"=1'-0"



5 WEST ELEVATION
1/4"=1'-0"



6 NORTH ELEVATION
1/4"=1'-0"



7 BUILDING SECTION
1/4"=1'-0"

NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

PRICING 11-22-24 GC
REVIEW 1-13-25 STRUCT'L ENG.

SHIVERICK RESIDENCE

121 WALCOTT AVE
JAMESTOWN, RI 02835

SHEET TITLE
GARAGE DRAWINGS

DATE 2/14/2025 SHEET NO
SCALE 1/4"=1'-0" A-100
BY MB, MRM



FAIRFAX & SAMMONS ARCHITECTS P.C.
156 EAST 87TH STREET, NEW YORK, NY 10075
TELEPHONE (212) 258-0704
FAIRFAXANDSAMMONS.COM

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NOT FOR CONSTRUCTION