



TOWN OF JAMESTOWN

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

Approved as written

Planning Office (401) 423-7210

Technical Review Committee Minutes

January 23, 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
Mick Cochran, Planning Commissioner

Also Present: Attorney Christian Infantolino, Architect Dan Herchenroether, Herkworks Architecture

This application was second on the agenda. (there are separate minutes for all applications).

I. New Business

1. 14 Narragansett Avenue (formerly Curiosity and Co.), Plat 8 Lot 168, owner 1601 Mineral Spring Avenue, LLC. Development Plan Review for restaurant second floor shed dormer and 562 square foot outdoor awning to cover restaurant seating. Located within the Village Special Development District, Zoning Ordinance 82-1100. Recommendation to Planning Commission. Review, Discussion, and/or Action and/or Vote.

The application was represented by Attorney Christian Infantolino and Architect Dan Herchenroether, Herkworks Architecture. They explained the project. They are taking off the whole roof to make it more habitable. The seating will not be more than 134, as permitted by Zoning and the proposed plans show 121 seats total. Infantolino indicated they meet all the setback requirements.

Discussion on previous sidewalk separation with planters. The Planner noted that this is important to keep the physical and visual separation from the sidewalk. A plan for such should be submitted for approval.

Some of the outdoor seating will not be covered by the awning. Cochran asked whether they will have umbrellas. Herchenroether indicated that he did not know but he imagined they may. Bryer noted that it is important to know because it was an issue when the taco restaurant was approved

and it was noted that there was a desire to have them matching and not advertising on them. Infantolino indicated that they would like to have umbrellas and they will be matching.

Discussion of the awning ensued. Awning will be canvas with a metal frame and side plastic curtains for 3-season use. Noted that this information was not provided. Bryer noted they should have specifications of such. Cochran said this should be approved by the Fire Marshall. Herchenroether said he can provide a rendering. He indicated that he could provide a rendering showing the abutting properties also.

Second Floor seating. Begin asked how that is being dealt with in terms of extra load and parking. Infantolino said they meet the parking requirements per the Zoning approval.

Will winter seating inside increase due to the lack of outdoor seating. Herchenroether indicated that he does not think they can fit much more but they could fit 3 two-tops along the middle, adding 6 additional seats.

Discussion of second floor "private dining" shows a large table. They believe the seating configuration will always be that way.

There is no name for the restaurant, Infantolino confirmed. It will probably be leased to a restaurant.

Stormwater was discussed. Lambert asked if the awning will shed water onto the abutting property in a more concentrated way? Herchenroether indicated that they have about 5' of vegetation and that should help and it is already hardscape so drainage will not change. The patio is not pervious pavers.

Infantolino stated they will meet all the deed restrictions with the abutter

Exterior – Herchenroether noted the only changes are the sliders on the second floor and the windows on the gable. It will still be the same clapboard. He does not know if they will change the paint color. He is showing it as the blue and white for that reason.

Recommended Conditions will include:

1. A plan for the sidewalk separation treatment will be submitted for administrative review;
2. Approval of the awning, side curtains and any proposed heaters and second floor seating and exits shall be approved by the Fire Marshall;
3. The Restrictive Covenant involving the subject property recorded in Jamestown Land Evidence Book 467, Page 113-116 shall continue to be abided by;
4. Any exterior changes after Planning Commission approval will require at a minimum further administrative approval. Significant changes to the plans, as deemed by the Town Planner, will require further Planning Commission approval;

Lambert moved to recommend approval based on the recommended conditions discussed. Seconded by Begin. All in favor.

Attest: Lisa Bryer