



## TOWN OF JAMESTOWN

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

Planning Office (401) 423-7210

Approved as amended  
**Technical Review Committee Minutes**  
**February 6, 2025**  
**10:00 AM**  
**Town Hall – 1<sup>st</sup> 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 Commission Representative

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.

Discussion of the request for an ADU, specifically that an ADU is not a permitted accessory structure and cannot receive a special permit. Attorney Infantolino concurred and said that he would withdraw the ADU request.

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