



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
March 20, 2025
10:00 AM
Small Conference Room
93 Narragansett Avenue, Jamestown

I. Call to Order

The meeting was called to order at 10:00am. Technical Review Committee (TRC) members present:

Lisa Bryer, AICP Town Planner

Dennis Begin, Building Official

Jean Lambert, PE, Environmental Scientist

Michael Swistak, Planning Commission Representative

Also Present: Carrie Kolb, Planning Assistant; Howie Tighe, Fire Chief; Kyle Tiexiera, Deputy Fire Chief; Jim Bryer, Designer; Ilesh Patel, applicant; and Romil Patel, applicant

Lisa – for minutes then recuse. Still 3 members. TRC is formally approving minutes.

II. Approval of Minutes - review, discussion and/or action and/or vote

January 23, 2025 meeting

1. 224 Narragansett Avenue, Plat 8 Lot 9, owners Steven and Kristi Ross. Development Plan Review for house expansion and renovation to exterior within the Village Special Development Overlay District.
A motion was moved by Lambert and seconded by Begin to approve the minutes from January 23, 2025 as written for 224 Narragansett Avenue, Plat 8 Lot 9, owners Steven and Kristi Ross. All in favor
2. 11 Alden Road, Plat 8 Lot 201, owners Joseph and Suzanne Jachinowski. Accessory Dwelling Unit review for ADU in front (secondary) yard per Zoning Ordinance Section 82-700 and 1201. Located within the Village Special Development District
A motion was moved by Lambert and seconded by Begin to approve the minutes from January 23, 2025 as written for 11 Alden Road, Plat 8 Lot 201, owners Joseph and Suzanne Jachinowski. All in favor
3. 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.

A motion was moved by Lambert and seconded by Begin to approve the minutes from January 23, 2025 as written for 14 Narragansett Avenue, Plat 8 Lot 168, Owner, 1601 Mineral Spring Avenue, LLC. All in favor.

4. 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.

A motion was moved by Lambert and seconded by Begin to approve the minutes from January 23, 2025 as written for 121 Walcott Avenue, Plat 9 Lot 339, owners 121 Walcott Avenue, LLC. All in favor.

February 6, 2025 meeting

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.

A motion was moved by Lambert and seconded by Begin to approve the minutes from February 6, 2025, as amended for 121 Walcott Avenue, Plat 9 Lot 339, owners 121 Walcott Avenue, LLC.

Lisa Bryer recused herself from the next application and leaves the room.

III. New Business - review, discussion and/or action and/or vote

1. 30 Southwest Avenue, Plat 9 Lot 814, owner Roma Enterprises, LLC. Unified Development Review for 3 unit “multi-family” addition to the rear of the existing mixed-use building. Requires Development Plan Review within Village Special Development District and a Special Use Permit for Multi-family use. The Application is being reviewed under Unified Development Review (RI Gen. Laws 45-23-50.1 “Special provisions - unified development review” - effective January 1, 2024) which provides that Development Plan Review may include a request for issuance of variance and/or special use permit by the Planning Commission.

Begin assumes role as TRC Chair and asks applicant to describe plans.

Jim Bryer explained the plans as a 3,700 sq ft addition with a total lot coverage of 33%. The new build will be staying within the existing concrete retaining wall which is $\frac{3}{4}$ around the back of the building. The lot is currently 90% impervious. There is an existing apartment on the second floor that will be expanded to add two more bedrooms. A first floor will be added and be comprised of (3) 2-bedroom apartments for the 3 children of the Patels. The parking will be underneath. There are 3 existing spots. The new apartments require 3 additional spaces and they will be adding 6 for a total of 9 parking spaces for the residential units. There are existing wetlands behind the building and some research and flagging has been done on the wetlands. There is an easement from the medical building for a storm drain that discharges to the wetlands. The applicant has town water and sewer on the property.

Begin asked that the existing apartment plans show more details. Ilesh Patel has lived in the apartment for 18 years and it gets cramped during the holidays now.

Discussion of flood zone ensued. The applicants will need CRMC approval, as the property is situated in the flood zone. The BFE is 26. Jim Bryer said the garage slab is at 27. The first floor is at 47. The deck is at 36.5. The flood zone touches the corner of the building and the first floor is open. Swistak noted that the site plans show wetlands, but not the flood zone and that needs to be shown on the plans.

Discussion of drainage ensued. A drainage plan will be required when going before the Planning Commission for Unified Development Review. Jim Bryer said the front catch basins go out to Southwest Avenue. They are assuming that the other catch basins discharge to the back of the property. The pipe that goes through the drainage easement behind the medical building was installed in 1984. Begin asked if the pipe can handle the extra load? Jim Bryer will go to Mike Darveau for the calculations.

Discussion of the retaining wall ensued. Begin asked if the existing retaining wall is remaining? Jim Bryer said yes, it is staying. The retaining wall is about 8 feet tall. Begin asked if anyone could fall off the wall? Romil Patel said that there are shrubs in front of the wall. They will engage a structural engineer.

Discussion of ownership ensued. Begin asked about the ownership of the property? Ilesh Patel said that there will be one owner of the property. They are building the apartments for their children. Begin asked if the apartments will be rentable or turned into condos and sold? Both Jim Bryer and Romil Patel said that is not going to happen.

Discussion of zoning ensued. Swistak checked the Zoning and the property is located in CL. Begin did the calculations for the property. They can have 5 residential units and they are doing 4 residential units, which comprise of 1 existing apartment and 3 proposed apartments.

Discussion of existing apartment ensued. Jim Bryer said the existing apartment is between 1,800 to 2,000 square feet, but not all livable space. Kitchen will be removed and put in a different area of the existing apartment.

Discussion of the Jamestown Design Guidelines ensued. Swistak said when they come to the Planning Commission, have details like windows, doors, railing and siding should meet the Pattern Book. Also, the applicant should have an exterior lighting plan.

Discussion of meters ensued. Lambert said that each new residential unit will need to have its own meters for water and sewer. Each meter costs \$3,000 and it will be \$6,000 per residential unit. The plans do not show the existing water service. Lambert said to check that the existing water line is large enough to service the new units.

Discussion of propane tank ensued. Chief Tighe asked if the existing building has propane and if they plan to keep propane? Romil Patel said yes. Chief Tighe asked if there will be one tank for

the whole building which 4 units of residential and 1 unit of commercial? Jim Bryer said yes and the goal is to have an underground tank.

Discussion of Electric Vehicle (EV) ensued. Chief Tighe asked if there were any EV? Jim Bryer said that there is one. Romil Patel said the outlet is for 220 EV parking. Chief Tighe said that there are upcoming changes with rules for EV and they may need sprinklers. Chief Tighe explained that having parking under the building triggers sprinklers or different separation, and sprinklers would be in the new part only. A separate water line for sprinklers is required for backflow. Swistak asked if there is a separate fee for an additional line? Lambert will double check regarding the fee. Lambert recommends a flow test. Jim Bryer said that they do not have an engineer yet and will do what is required. Chief Tighe said that they should go into the project thinking that they will need sprinklers due to people sleeping above the garage.

Discussion of fire alarms ensued. Chief Tight asked when the fire alarm panel was replaced? Ilesh Patel said about 7 years ago. Chief Tight said that the fire alarm panel may need to be moved. In the residential units, common areas will be connected to the fire alarm panel. The independent bedrooms have to be interconnected for fire and CO but do not have to be connected to the fire alarm panel.

Discussion of time table before the Planning Commission ensued. Jim Bryer said that they need to go through CRMC. Prices for construction have almost doubled, so they are not in a rush. Swistak asked if they will need to come back to TRC with full plans? Begin said he is OK with the applicant going to UDR if they address all the items discussed during the meeting.

Discussion of basement ensued. Lambert asked if there is a sump pump in the basement? There is not a sump pump. Lambert asked if the basement flooded. Ilesh Patel said no and there was only one time from the sewer.

Kolb said that there may be a FILO fee for inclusionary zoning. She explained the UDR process, application fee, and fees associated with advertising in The Press three weeks before the meeting and sending notice to abutters. The cost of this is paid by the applicant.

Recap of items discussed in the meeting:

- Drainage plan is needed
- Residential units are long-term rentals
- Building construction would have to go through CRMC
- Each new apartment will need separate water and sewer meters
- Water and sewer must be shown on the plans
- Sprinklers will be shown on the plan for the underground garage
- EV Parking will be shown on the plan
- Propane tank will be shown on the plan
- Floor plan for existing apartment must show existing and proposed layouts
- Exterior light plan

- Exterior design details that meet Design Guidelines – windows, doors, railing, siding, etc.
- Site plan needs flood zone marked and elevation certificate
- Alarm system located on the plans with new location and how it is addressed (vendor can send a cut sheet)

A motion was moved by Swistak and seconded by Begin to approve the DPR application of Roma Enterprises LLC, and send to Planning Commission when all items discussed in the meeting can be included in plans. All in favor.

IV. Adjournment

A motion to adjourn at 10:59am was moved by Begin and seconded by Lambert. All in favor.

Attest:

Carrie Kolb