



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

Planning Office (401) 423-7210

PLANNING COMMISSION AGENDA

June 4, 2025

6:00 PM

**Jamestown Town Hall
93 Narragansett Ave, Jamestown, RI 02835**

This meeting will be live streamed: To view the meeting with no interaction:
<https://jamestownri.gov/how-do-i/watch-live-streamed-town-meetings>

The above virtual access option is being provided only as a convenience and is not an official "location" where meeting access is guaranteed. The only way to guarantee complete access to the meeting is to attend physically, in person at the physical location listed on the agenda.

I. Call to Order and Roll Call

II. Citizen's Non-Agenda Item

III. Correspondence – Review, Discussion and/or Action and/or Vote:

1. TBD

IV. Public Hearing: Review, Discussion and/or Action and/or Vote:

Under Unified Development Review per RIGL § 45-23-50.1.

1. The Application of Windridge Properties LLC, whose property is located at 14 Clinton Avenue, and further identified as Tax Assessor's Plat 9 Lot 201. This application will be reviewed as a Development Plan per Zoning Ordinance Article 10 – Development Plan Review requiring a Special Use Permit per Zoning Ordinance Section 82-1200 - Multi-Family Dwellings for and a variance from Article 6 Table 6-2 for Lot Size for a multi-family dwelling where 20,000 square feet are required in the CD zone. The application proposes to convert existing office space into a two-bedroom apartment. Said property is located in CD zone and contains 12,600 square feet.
2. The Application of Regnum LLC, whose property is located at 20 Narragansett Avenue, and further identified as Tax Assessor's Plat 8, Lot 166. This application will be reviewed as a Development Plan per Zoning Ordinance Article 10 – Development Plan Review and as a Substantial Modification/Change in Use per Article 11 – Jamestown Village Special Development District and requires a Special Use Permit per Article 3 for parking under Section 82-1307 – No net loss of parking. The Applicant seeks a change of use for a portion of the existing property and special use permit for parking standards on the

property where the use is proposed. Said property is located in a CD zone and contains +/-18,138 square feet.

A. Correspondence Received:

1. Marilyn Munger, 20 Knowles Court, Jamestown, RI 02835
2. Christina DiMeglio, 68 East Shore Road, Jamestown, RI 02835
3. Michael DiMeglio, 68 East Shore Road, Jamestown, RI 02835
4. Bradford and Susan Cerilli, 32 Calvert Place, Jamestown, RI 02835

V. New Business – Review, Discussion and/or Action and/or Vote:

1. Patrick Schmidt and Vanessa Golembewski, 1 Umiak Street, AP 3, Lot 80, High Groundwater Table and Impervious Overlay District – Zoning Ordinance Section 82-800 - Sub-district A, review and recommendation to the Jamestown Zoning Board of Review;
2. David Barnes, Pole 27, Seaside Drive, AP 15, Lot 215, High Groundwater Table and Impervious Overlay District – Zoning Ordinance Section 82-800 - Sub-district A, review and recommendation to the Jamestown Zoning Board of Review;
3. Amanda Mitchell and Jan Hemmelmann, 63 Ferry Street, AP 5, Lot 56, High Groundwater Table and Impervious Overlay District – Zoning Ordinance Section 82-800 - Sub-district A, review and recommendation to the Jamestown Zoning Board of Review;

VI. Old Business

1. Comprehensive Community Plan Update & Re-write 2024/2025 – Review, Discussion, and/or Action and/or Vote

VII. Reports - Review, Discussion and/or Action and/or Vote

1. Planner's Report
 - a. Future meetings – topics and applications
 - 1) June 18, 2025 – Comprehensive Plan Review
 - 2) July 2, 2025 - Review, Discussion, and/or Action and/or Vote

VIII. Approval of Minutes – Review, Discussion and/or Action and/or Vote

1. May 21, 2025

IX. Adjournment

Pursuant to RIGL § 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Town Hall, the Jamestown Philomenian Library and the Jamestown Police Department

Hearing or speech impaired individuals requiring the services of an interpreter should call 1-800-745-5555 not less than 3 business days prior to meeting.

Posted on the RI Secretary of State website May 30, 2025

Notice may be posted: <https://www.jamestownri.gov/town-departments/planning/-fsiteid-1/-folder-13614>