

Town of Jamestown

Comprehensive Permit Application & Supplementary Checklist

The Comprehensive Permit Application should be completed for development under the Low and Moderate Income Housing Act (RIGL 45-53).

Application Date: 03/21/2022

APPLICATION TYPE*:

Administrative

Minor (Conventional)

Minor (Land Dev.)

Please check: Pre-Application Preliminary Final

Major (Conventional)

Major (Land Dev.)

Please check: Pre-Application Master
 Preliminary Final

Other (Specify) _____

**If the development requires waivers or modifications it must be reviewed as a major subdivision.*

Please use the Subdivision and Land Development Application if **NOT** developing under the Low and Moderate Income Housing Act (RIGL 45-53)

APPLICATION

Applicant

Name Church Community Housing Corporation

Address 50 Washington Square

City Newport State RI Zip Code 02840

Phone (401) 846-5114 Email cbelden@cchcnewport.org

Is this a corporation? yes no If yes: business nonprofit

Owner (if different than above)

Name Town of Jamestown Attn: Jamie Hainsworth , Town Administrator

Address 93 Narragansett Avenue

City Jamestown State RI Zip Code 02835

Phone (401) 423-7210 Email jhainsworth@jamestownri.net

Preparers of Plans (list all, use separate paper if necessary)

Name Darveau Land Surveying, Inc.

Address P.O. Box 7918

City Cumberland State RI Zip Code 02864

Phone (401) 475 - 5700 Email mike@darveausurvey.com

Attorney

Name Kelly, Souza, and Parmenter, PC

Address 128 Dorrance Street Suite 300

City Providence State RI Zip Code 02903

Phone (401) 490 - 7334 Email mkelly@ksrplaw.com

APPLICANT/OWNER INFORMATION

Town of Jamestown Planning Department
93 Narragansett Ave. Jamestown RI 02835
(401) 423-7210

DEVELOPMENT INFORMATION

Name of Development/Subdivision 91 Carr Lane
 Assessor's Plat/Lot Number(s) Plot 4 Lot 52
 Existing Land Use(s) Single Family Residential/ Conservation
 Frontage Road(s) /Street Address 91 Carr Lane
 Current Zoning (indicate all) RR-200
 Total Acreage of Property (indicate all) 1.357 Acres
 Minimum Lot Size Required by Zoning 200,000 sqft
 Number of Proposed Lots: 3
 Number of Proposed Dwelling Units: 3
 Square Footage of Proposed Commercial/Industrial Space: N/A
 Other (specify): _____

Area of development in development limitation districts N/A
 Area of development considered land unsuitable for development N/A

Requesting town water (see Water Service Area map)? yes no
 Private or public road system proposed within subdivision? _____

Comprehensive Plan Amendment Required? yes no
 Obtained? yes no
 Area identified in Comprehensive Plan as _____
 Explain: _____

Zone Change Required? yes no
 Obtained? yes no
 Explain: _____

RELIEF SOUGHT

Indicate which sections or provisions of the Jamestown Zoning Ordinance and the Town of Jamestown Subdivision and Land Development Regulations from which relief will be required. Include dimensional relief. Use additional paper as necessary.

Section & Subsection Number	Title of Section	Ordinance Requirement	Proposed
See Attached	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

	Number of Units	
	Market	Affordable
One Bedroom		
Two Bedroom		
Three Bedroom		2
Four Bedroom	1	
Total	1	2

Government Agencies Providing Subsidy/Financing: State of RI, RIH
 Agency Contact Person Michael Tondra, ZEOS Program Manager
 Address 315 Iron Horse Way, Suite 101 and 44 Washington Street
 City Providence State RI Zip Code 02908 and 02903
 Phone (401) 222-2083, Email michael.tondra@doa.ri.gov, zeosprogram@rihousing.com
(401) 457-1234

REQUIRED SUBMISSION MATERIALS

Number of Copies
PLANS: Submit 3 full size plan sets & 12 11"x17" copies using the requirements listed in submission checklists (#1 below). Submit only 3 full size and 12 11" x 17" sets of architectural renderings. If submitting a digital copy, only 3 full size plan sets and 12 11" x 17" copies are required.
SUPPLEMENTARY MATERIALS: 20 copies. If submitting a digital copy, only 13 paper copies required.
MATERIALS IN A DIGITAL FORMAT (CD): 1 copy

COMPREHENSIVE PERMIT SUPPLEMENTARY CHECKLIST

- 1. Completed checklist for specific subdivision/land development stage (ex. preapplication, master).
- 2. Completed Comprehensive Permit Application Form.
- 3. Filing Fee.
- 4. Letter of Eligibility issued by the Rhode Island Housing Mortgage Finance Corporation in accordance with RIGL 42-55-5.3(a), or, in the case of projects primarily funded by the U.S. Department of Housing and Urban Development or other state or federal agency, an award letter indicating the subsidy, or an application in such form as may be prescribed for a municipal government subsidy.
- 5. Color photograph or legible color copy (8x10 minimum) of existing buildings and site.
- 6. A written request to the local review board to submit a single application to build or rehabilitate low or moderate income housing in lieu of separate applications to the applicable boards. The written request shall identify the specific sections and provisions of applicable local ordinances and regulations from which the applicant is seeking relief. **(submit at preapplication)**
- 7. A proposed timetable for the commencement of construction and completion of the project. Timetable must be updated at each application stage.
- 8. A sample land lease or deed restriction with affordability liens that will restrict use as low and moderate income housing in conformance with the guidelines of the agency providing the subsidy for the low and moderate income housing but for a period of not less than 99 years. **(submit at preliminary)**
- 9. Identification of an approved entity that will monitor the long-term affordability of the low and moderate income units.
- 10. Financial pro forma for the proposed development. Pro forma must be updated and submitted at **preliminary and final application stages.**
- 11. Architectural renderings for multi-unit buildings. **(submit at master, preliminary, and final)**
- 12. List of property owners within 200 feet of property and/or all property owners and entities which require notice under Section 45-24-53 RIGL.

STATE AND FEDERAL PERMITS

ADDITIONAL REQUIRED SUBMISSION MATERIALS
REGARDING STATE AND FEDERAL PERMITS

FOR APPLICATIONS NOT INVOLVING A SUBDIVISION:
Proof of application for all required state and federal permits at the time of submission. All state and federal permits must be obtained prior to recording of the approved plan and/or the issuance of a building permit.

FOR ADMINISTRATIVE SUBDIVISIONS:
Proof of application for all required state and federal permits at the time of submission. All state and federal permits must be obtained prior to recording of the approved plan.

FOR MINOR LAND DEVELOPMENT/SUBDIVISIONS:
Proof of application for all required state and federal permits at the time of preliminary and final submission. All required state and federal permits must be obtained prior to the final plan approval.

FOR MAJOR LAND DEVELOPMENT/SUBDIVISIONS:
Proof of application for all required state and federal permits at the time of master, preliminary, and final submission. All required state and federal permits must be obtained prior to the final plan approval.

CERTIFICATION

Attest: The information provided on this application is true and accurate.


Christian Belden
Digitally signed by Christian Belden
 DN: cn=Christian Belden, o=Church Community
 Housing Corporation, ou,
 email=cbelden@cchcnevport.org, c=US
 Date: 2022.03.21 12:49:22 -0400

Applicant's Signature _____ Date 03/21/2022

Owner's Signature _____ Date _____

OFFICE USE ONLY

Certified Complete _____

Incomplete Information or Comments



Michael D. Resnick
mresnick@ksplawpc.com

February 4, 2022

Town of Jamestown Planning Department
93 Narragansett Avenue
Jamestown, RI 02835
Attn.: Interim Town Planner, Ashley Sweet

**Re: Church Community Housing Corporation
91 Carr Lane, Plat 4, Lot 52**

Dear Ms. Sweet:

Please be advised that this office represents Church Community Housing Corporation (“Applicant”) with respect to the real property located at 91 Carr Lane, Plat 4, Lot 52 (the “Property”) with respect to a Comprehensive Permit Application.

As part of this application, Applicant is requesting the following waivers with respect to the project:

Parcel A:

1. **Minimum Lot Size:**
Required: 200,000 square feet
Proposed: 13,585 square feet
Relief needed: 186,415 square feet
2. **Minimum Lot Width:**
Required: 300-feet
Proposed: 78.96-feet
Relief needed: 221.04-feet
3. **Minimum Side Yard Building Setback:**
Required: 40-feet
Proposed: 12-feet from west side & 19.2-feet from east side lines
Relief needed: 28-feet from west side & 20.8-feet from east side lines

4. **Lot Coverage Allowed: 5%**
Lot Coverage Proposed: 8.95%
Relief Needed: 3.95%

Parcel B:

1. **Minimum Lot Size:**
Required: 200,000 square feet
Proposed: 13,836 square feet
Relief needed: 186,164 square feet
2. **Minimum Lot Width:**
Required: 300-feet
Proposed: 82-feet
Relief needed: 218-feet
3. **Minimum Side Yard Building Setback:**
Required: 40-feet
Proposed: 12-feet from west side & 18-feet from east side lines
Relief needed: 28-feet from west side & 22-feet from east side lines
4. **Lot Coverage Allowed: 5%**
Lot Coverage Proposed: 8.79%
Relief Needed: 3.79%

Parcel C:

1. **Minimum Lot Size:**
Required: 200,000 square feet
Proposed: 31,698 square feet
Relief needed: 168,302 square feet
2. **Minimum Lot Width:**
Required: 300-feet
Proposed: 175-feet
Relief needed: 125-feet
3. **Lot Coverage Allowed: 5%**
Lot Coverage Proposed: 11.88%
Relief Needed: 6.88%
4. **Minimum Side Yard Building Setback:**
Required: 40-feet
Note: Existing dwelling is located 11.3-feet from the east side line
Relief needed: 28.7-feet from the east side line

February 4, 2022

Page | 3

5. **Existing garage is located within the front yard setback:**

Required: 50-feet

Note: Existing garage is located 31.8-feet from Carr Lane

Relief needed: 18.2-feet from Carr Lane

6. **Per Section 82-311:**

The maximum size of an accessory structure on the lot is 900 square feet

Note: Existing garage is 1,312 square feet

Relief needed: 412 square feet

Additional Relief requested:

1. The entire area is subject to Zoning Ordinance Article 8, Section 82-800 thru 82-803 - Regulations for RR-200 Zoning Districts.
2. Waiver from Subdivision Regulation Article III, A(2)

Sincerely,



Michael D. Resnick

Nancy E. Letendre, Esq. AICP
694 Hazard Road, West Greenwich, RI 02817
401-323-2373 | nancyletendreesq@gmail.com



March 18, 2022

Members of the Planning Commission
Town of Jamestown
c/o Ashley Sweet, Acting Town Planner
93 Narragansett Avenue
Jamestown, RI 02835

RE: Comprehensive Permit Application - **Master Plan**
applicant: Church Community Housing Corporation
owner: Town of Jamestown
Assessors Plat 4, Lot 52; 91 Carr Lane, Jamestown

Dear Mrs. Sweet and Jamestown Commission Members:

My name is Nancy E. Letendre. I am a professional planner, with certification from the American Institute of Certified Planners (AICP) since 2007. As a planning and zoning consultant my practice combines the skills of a professional planner with 20 years of experience as a municipal land-use attorney in the State of Rhode Island. I have been involved in all aspects of the land development, subdivision and zoning approval processes and the writing and implementation of Comprehensive Community Plans and affordable housing production strategies as part of the comprehensive planning process. A full resume detailing my experience is enclosed for your information.

INTRODUCTION

I have been engaged by Christian Belden of Church Community Housing Corporation (Church Community), to review a comprehensive permit application for a three-lot minor subdivision, and the production of two new single-family units of "affordable housing" as defined in the Comprehensive Housing Production and Rehabilitation Act of 2004. I have conducted my own research regarding the Town of Jamestown's Zoning Ordinance and Comprehensive Community Plan. I have also reviewed the history of 91 Carr Lane's Council acceptance and earlier Planning and Zoning approvals. I have made my own observations of the subject property and its environs.

This application is part of a cooperative strategy between Church Community and the Town of Jamestown to bring low- and moderate-income housing to the island community. With this approval Church Community and the Town will add two (2) more units of workforce housing to

the community in accordance with a plan initiated in 2016.

It is important to note that the Carr Lane property was originally a 6.8-acre lot which the Town of Jamestown purchased with both affordable housing production and watershed and open space protection in mind. 5.5 acres of the original lot have been preserved for conservation and will remain permanently protected as part of the watershed.¹ In a decision, dated July 25, 2018, the Jamestown Zoning Board approved a dimensional variance allowing the former 6.8-acre parcel to be subdivided as the lots appear today. Approval included the following statements.

- “1. The creation of a new conservation lot of approximately 5.5 acres is aligned with the Town’s goals of pursuing **watershed and open space protection** and is consistent with the Comprehensive Plan.
2. Selling parcel A to Church Community Housing Corp. an affordable housing developer is aligned with the Town’s goals of **developing more affordable housing** and is consistent with the Comprehensive Plan.”

Church Community is applying to the Jamestown Planning Commission for a comprehensive permit. The parcel which is the subject of this application (“parcel A”) is the 1.3 acres adjacent to Carr Lane. It is this 1.3-acre parcel that is intended for subdivision into three (3) lots – one lot containing the existing residence and two (2) lots for single-family development. The two (2) new single-family residences will have the requisite limitations and restrictions under the LMI Act for tenants at or below 80% of AMI. Church Community Housing Corporation has received a letter from Rhode Island Housing, dated May 24, 2021, declaring the development eligible to pursue a Comprehensive Permit application.

RELIEF REQUESTED

A comprehensive permit application involves a request for relief from the provisions of the zoning ordinance. The Low- and Moderate-Income Housing Act allows for a single application for a comprehensive permit to build LMI housing *in lieu* of separate applications to the Planning Commission and Zoning Board. The Town has adopted a comprehensive permit application process that allows the Planning Commission the flexibility and authority to **grant municipal subsidies** for affordable housing applications **in the form of density increases, dimensional variations, and waivers** from submission requirements and fees. A waiver of Article III, A2 is merely a consequence of the need for Zoning relief.

This application requires relief of the zoning provisions for lot size, width, setback and coverage as described in the February 2, 2022 letter from Attorney Michael D. Resnick. Relief requested is minimal. The Town and its partners have addressed local concerns for

¹ PLAN REFERENCE – PLAN ENTITLED “FINAL PLAN, SUBDIVISION PLAN FOR THE TOWN OF JAMESTOWN, PLAT 4, LOT 52, 91 CARR LANE, JAMESTOWN, RHODE ISLAND, DATED: AUGUST 8, 2018, BY DARVEAU LAND SURVEYING, INC.”

environmental and water quality protection by conserving more than 80% of the original parcel through a subdivision in 2018. Church Community, through the subdivision approval process, will adequately address the special standards of site development that apply to the RR-200 zoning district and address the protection of the surface water reservoir and groundwater aquifers in the area.

It is my professional opinion that the local concerns affected by the relief requested do not outweigh the local need for low- and moderate-income housing addressed with this application.

INTENT OF THE ZONING ORDINANCE WILL BE MET.

91 Carr Lane is in the Rural Residential District (RR-200). The zoning ordinance requires 200,000 square feet, almost five (5) acres, per single-family dwelling unit in this district. **The intent is to protect the Town water supply reservoir while permitting residential dwellings at low density.** In the case of 91 Carr Lane, this intent has been reached with the dedication of 5.5 acres for conservation. This intent will be further implemented through the Planning Commission’s careful consideration of the requirements of Article 8, “REGULATIONS FOR RR-200 ZONING DISTRICTS”.

The Town’s purchase of 91 Carr Lane is one of several, state, local, non-profit and private initiatives permanently protecting land in the watershed. Special standards for site development to protect surface-water reservoirs, tributary streams, and groundwater aquifers have influenced the provisions of Article 8 of the Zoning Ordinance. Over the course of two applications and two public hearings, a set of development plans will be filed with the Planning Commission that will address any question of possible impacts upon surface and subsurface water quality. In particular, the following items (Sec 82-801) shall be addressed at various stages of the subdivision review process:

1. Methods of soil erosion and sedimentation control will be described during Master Plan review. Clarifications and specifications can be provided at the Preliminary Plan review.
2. Provision for treatment and infiltration of stormwater runoff will be described during Master Plan review. Clarifications and specifications can be provided at the Preliminary Plan review.
3. Sewage disposal methods will be described during this Master Plan review. The design and installation of OWTS are permitted and regulated by RIDEM. OWTS design and state permits will include an evaluation of the impacts of disposal methods on surface water, soils and vegetation. Clarifications and specifications can be provided at the Preliminary Plan review.
4. Impervious surfaces are minimized. Measures for the preservation of vegetation, pervious surfaces and natural groundwater infiltration will be described during this

Master Plan review.

5. There will be no storage of toxic substances associated with the residential use likely to contaminate surface and subsurface water. The RIDEM Office of Water Resources has developed Groundwater Quality Regulations providing groundwater classifications and corresponding acceptable uses, which will be followed.

COMPREHENSIVE PLAN CONSISTENCY

Every comprehensive permit application requires a discussion of the proposed development’s consistency with the Comprehensive Community Plan and affordable housing production plan. At 91 Carr Lane, meeting the purposes and intent of the Comprehensive Plan means developing affordable housing while ensuring that development in the watershed is consistent with the Town's water-quality protection goals.

Local Need for Units for LMI Qualified Families

Low- and Moderate- Income Housing is one of the housing needs specifically identified in the Comprehensive Community Plan of the Town of Jamestown. The Comprehensive Plan quotes a 2010 community survey where over 70% of respondents strongly agree or agree to provide housing opportunities to a diverse population regardless of age, income, ethnic origin, or ability. The Plan also recognizes the communities need for housing for young families, elderly and workers with connections to the island.

As of October 2021, the Office of Housing and Community Development’s inventory listed 116 LMI- units or 4.6% of Jamestown’s 3072 total housing units as qualifying towards the States 10% goal.

Table H-7. Affordability Gap in Jamestown

						In 2021*
\$450,000	Median Sales Price, Single Family Home, 2010					\$649,950
\$135,000	Annual Income Needed to Afford					\$150,817
\$81,667	Median family Income 2007-2011 ACS 5-year estimates					\$111,110
\$53,333	GAP					\$39,707
<i>Sources: Multiple Listing Service, Rhode Island Housing Rent Survey, Census 2010</i>						
<i>Income needed to afford assumes spending 30% of income on housing.</i>						
<i>For homeownership, assumes 5% down payment, includes property taxes, insurance and PMI</i>						

*2021 Housing Fact Book, HousingWorksRI.

Table H-7 of the Plan demonstrates the affordability gap between the median family income of islanders and the annual income needed to afford an island home of median sales price, in 2010. More recent information reflecting the 2021 Housing Facts, demonstrate an increase in housing prices and an increase in median family income, yet a continued gap. Jamestown today, in 2022, requires about 137 additional low-moderate units to be at 10%. To keep the availability of affordable housing consistent with Jamestown’s projected growth, the Town will require an

additional 73 LMI units by 2045.

The Comprehensive Plan Housing strategies meant to meet the 10% housing goal and provide for housing consistent with Jamestown's growth and community character adopts both a proactive and cooperative approach. For example, the Plan calls for endorsing affordable housing proposals, and showing community support for affordable housing. The Plan encourages affordable housing proposals that are in line with the Town's objectives and priorities.

The Comprehensive Plan says this about Jamestown's chosen approach to creating affordable housing opportunity.

“h. Comprehensive Permitting (R.I.G.L 45-53). State-enabled “comprehensive permitting” is a valuable tool which provides flexibility. It allows the Town to change the use of a property or its development density without changing the zone. The Town can offer other incentives, such as relief from parking or setback requirements, in exchange for affordable housing development. Even if a developer is not seeking relief, comprehensive permitting offers an expedited review process that can save a developer time and money in reduced holding costs, interest, and taxes. This cost saving can be passed down to the home's sales price. Jamestown CCP – adopted 4-6-15 Housing 208

i. Conclusion. Jamestown possesses or has access to a number of assets and resources for affordable housing development. These include the Jamestown Affordable Housing Committee, Jamestown Housing Authority, and Church Community Housing. The Town provides some programs for affordable housing, and there are a number of state and federal affordable housing production programs. The Comprehensive Permit process provides the flexibility to approve appropriate affordable housing proposals. These assets and resources provide a base for the Town to achieve its affordable housing goals.”

(Comp Plan page 207-208)

The Plan is very specific in directing the Town to “strengthen partnerships and working relationships” that will result in the development of affordable housing alongside agencies – including the Church Community Housing Corporation. In fact, the Church Community Housing Corporation, or CCHC, is mentioned in the Comprehensive Community Plan as a productive partner no fewer than 20 times and is described at length on page 206. CCHC appears in the Comprehensive Plans affordable housing Policy discussion as a community partner in two areas – identifying sites suitable for affordable housing and establishing and preserving affordable housing units long-term.

i. Identifying sites suitable for affordable housing.

“Work with CCHC and other non-profit developers to develop affordable housing in Jamestown. The Town can assist non-profit developers by identifying sites suitable for affordable housing, providing funding through the Affordable Housing Trust Fund, and providing support at development-review hearings.”

“Actively pursue partnerships with land conservation associations in order to further the preservation of open space and the development of affordable housing. The Town must pursue partnerships between organizations such as CCHC and The Nature Conservancy in order to simultaneously achieve the goal of open space preservation and the goal of affordable housing development.” Emphasis on “must.”
(Comp Plan page 213)

ii. Establish and preserve affordable housing units long-term.

The following discussion of Housing Policy 5 is taken directly from the Comprehensive Plan.

“Policy 5. Implement Programs Which Ensure the Long-Term Affordability of Jamestown’s Housing

Without oversight the potential exists for affordable housing to be lost over the passage of time.

a) Use Church Community Housing Corporation’s Land Trust to preserve affordable units over the long term.

Use of the CCHC land trust program will allow Jamestown to ensure that new affordable homeownership units are not lost with the passage of time.

b) Create a monitoring program for deed-restricted affordable rental units.

The Town will create a program in which the Jamestown Housing Authority or other entity will annually monitor the rental of deed restricted affordable units to appropriate income-qualified families. This program will ensure that housing units with long term affordability deed restrictions on them are not lost over time.

c) Explore Other Affordability Mechanisms where appropriate.

The Town of Jamestown recognizes that other mechanisms may exist other than the Land Trust program and deed restrictions to create permanently affordable housing. For this reason, the Town will carefully explore other options which may benefit the Jamestown affordable housing stock.”

(Comp Plan page 220)

Water Quality Protection Goals

Of the functions appropriate to the community worth promoting, the Comprehensive Plan recognizes the objective:

“Protected natural areas should be managed to ensure the values for which they have been protected continue to thrive. The Center Island Watershed should continue to be protected. Development should not exceed on-island natural supplies of water. Conservation of existing water supplies should continue to be emphasized, as well as finding new methods to supplement the existing yield.” (Comp Plan page 2)

The Comprehensive Plans Policy guidance for Freshwater Resources consists of:

Policy #1: Protect the quality and quantity of the Islands’ freshwater resources.

Policy #2: Prevent and protect against filling, dredging, construction or removal of vegetation within freshwater or coastal wetlands.

Policy #3: Maintain and improve the quality of Jamestown’s public and private water supplies

Action item a. Continue to aggressively purchase all vacant properties within the Center Island Watershed.

Policy #4: Protect the quantity of Jamestown’s freshwater resources within the public drinking water watershed and private well areas.

Policy #5: Immediately act to manage, protect and restore groundwater resources in dense rural areas.

Areas worthy of preservation and protection from development must include the watershed of the public drinking water supply. The provisions of the zoning ordinance and the process of review and approval of subdivisions and comprehensive permits provides the only means to implement this Goal. As a co-partner with the Town, Church Community is committed to responsible housing development. Church Community appreciates the thoroughness of the Town’s development review process and the importance of balancing affordable housing development against water resource preservation. Furthermore, Article 8 of the Zoning Ordinance does not prohibit development. Article 8 regulates land use and applies a procedure intended to mitigate potential negative impacts on water quality from development in the RR-200 zoning district.

REQUIRED FINDINGS TO GRANT APPROVAL

Pursuant to R.I.G.L. §45-53-4 and Town Zoning Ordinance, to approve the Comprehensive Permit, the Planning Board is required to affirmatively determine that several standards have been met. These findings are discussed here.

(1) The proposed development is consistent with local needs as identified in the local comprehensive community plan with emphasis on the community's goal to establish and preserve affordable housing units long-term.. As described in the record, the production of two (2) LMI restricted housing units is consistent with the Town’s affordable housing production plan and the units provided will help address the LMI supply needed for households of moderate income.

(2) The proposed development follows the standards and provisions of the municipality's zoning ordinance and subdivision regulations, except where expressly waived to allow for an increase in density over the 1.3 acres of developable land left over from the conservation of 5.5 acres. With the adherence to state regulatory requirements and best practices regarding sewage disposal, stormwater handling, erosion control, etc the intent of the Zoning provisions is met and the relief to be granted does not outweigh the local need for low- and moderate-income housing.

- (3) All low- and moderate-income housing units proposed will be integrated into the current development pattern on Carr Lane and will be equal in size and quality to other market rate units in the area.
- (4) Concerns for the environment have been adequately addressed. There is no reservoir or tributary stream observed within 500 feet of the site. The Applicant will avoid any significant negative environmental impacts from the proposed development by following the process of subdivision approval clearly focused on those regulatory requirements designed for water quality protection. Any specific conditions or requirements required to meet this standard will be shown on the final plan to ensure compliance.
- (5) Any perceived concerns for the health and safety of current residents have been adequately addressed. There will be no significant negative impacts on the health and safety of current or future residents of the community as all services, facilities and traffic patterns will not change. OWTS and wells shall follow all necessary regulations and will be appropriately maintained.
- (6) The subdivision lots will have adequate and permanent physical access (a driveway) to a public street, namely Carr Lane, in accordance with the requirements of § 45 23 60(5).
- (7) The two (2) new residential lots will have no physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. Also, there are no areas of existing or potential agricultural use, no community landmarks or historical cemetery, and no from or within the parcel within the site.

CONCLUSION

Based on the foregoing discussion regarding zoning and comprehensive plan consistency, it is my professional opinion that the proposed Church Community subdivision is consistent with local needs for affordable housing development as identified in the Jamestown comprehensive community plan. Further, I am of the opinion that the production of the two (2) single-family units under the care and management of the Church Community Housing Corporation will advance the town and region's effort to address the state and local need for low- and moderate-income housing.

Respectfully Submitted,



Nancy E. Letendre, Esq. AICP

Attachments: Resume of Nancy E. Letendre, Esq., AICP

Nancy E. Letendre, Esq. AICP
694 Hazard Road, West Greenwich, RI 02817
401-323-2373 nancyletendreesq@gmail.com

PROFESSIONAL SUMMARY:

Twenty years of experience in municipal land-use law and fifteen years as an AICP professional planner. Experience includes municipal policy development relating to land use and long-range community planning, technical, administrative, and professional planning work. Professional relationships within US, State and local government, local environmental and historic preservation advocates, and planning and zoning personnel throughout southern New England.

Proven organizational, administrative, facilitation, management, writing and public speaking skills.

Expert Qualifications:

1. American Institute of Certified Planners (AICP) (2007)
2. Juris Doctorate (JD) (1998) with an educational focus on environmental and land-use law.
3. Excellent communication and writing skills
4. Zoning and subdivision review
5. Appellate review of local decisions including State Housing Appeals Board
6. Affordable housing strategic planning and permitting
7. Public participation programs, municipal training and public education

WORK EXPERIENCE

Town Planner, Town of Westerly, RI

July 2019-Present

- As Supervising Planner, mentors, and develops assigned staff in the Department of Development Services.
- Oversees day-to-day community planning and land-use activities including timely review of land development and subdivision applications.
- A member of the Technical Committee to the Rhode Island State Planning Council.
- Coordinates, facilitates, prepares and presents projects, and proposals to various internal and external stakeholders.
- Provides staff assistance and technical support to the Planning Board, Architectural Review Board, Economic Development Commission and other municipal boards and commissions, as necessary.
- Oversees the preparation and administration of the Town's comprehensive plan and land development & subdivision regulations and implementation.
- Communicates with Federal, State, and municipal stakeholders on planning and zoning matters.
- Conducts studies involving economic, housing, geographic, environmental, transportation, or other issues affecting land use and development.
- August 2016-December 2016 supported the Town of Westerly as Interim Town Planner/Zoning Official; management of day-to-day processing of development proposals and coordinating and supervising the department's programs; served the Planning and Zoning Boards as staff liaison, supporting their review and determinations.

Of Counsel, McGunagle Hentz PC, Cranston, RI

February 2016–June 2019

- Attorney focusing on legal issues related to land use planning, affordable housing, environmental, zoning, real estate and property law
- Representation of individuals, citizen organizations, businesses, developers and municipalities
- Appointed Assistant Town Solicitor for Planning & Zoning for the Town of Westerly February 2017-February 2019.

Principal Planner, Mason & Associates, Inc., North Scituate, RI

May 2014-January 2016

- Exercise independent judgment in carrying out responsibilities according to general policy directives and specific legal requirements
- As a planning consultant - writer and editor of the Comprehensive Community Plan for several Rhode Island municipalities including the Town of Westerly and effective stakeholder management and community outreach
- A member of the Technical Committee to the Rhode Island State Planning Council and the Advisory Committee on the Rhode Island Comprehensive Planning Standards and Guidance Manual, published January 2016
- Testified as a land use planning and zoning expert before Rhode Island boards and commissions

Attorney, Ursillo, Teitz & Ritch, Ltd., Providence, RI

May 1997-May 2014

- Appointed as Special Legal Counsel for Planning and Zoning -Town of South Kingstown and Assistant Town Solicitor - Towns of Bristol, West Greenwich, Barrington, and Tiverton
- As a municipal land use attorney - legal counsel to several councils, boards and commissions including in the Towns of South Kingstown and Bristol, Rhode Island and writer of board decisions, ordinances and regulations
- A member of the 2003-2004 Rhode Island Legislative Task Force on the revision of the Low and Moderate Income Housing Act and co-authored much of the language found in the existing statute - RI Gen Laws 45-53.

Manager of Research and Special Programs, Rhode Island Historic Preservation Commission, Providence, September 1993-August 1995

Editor/Executive Assistant, Manager of Volunteers and Exhibits, Newport Historical Society, Newport, October 1989-August 1993

EDUCATION

Juris Doctorate (JD)

Pace University School of Law, White Plains NY

Bachelors of Art (BA) Art History

University of Rhode Island, Kingston RI

LICENSES AND CERTIFICATIONS

American Institute of Certified Planners (AICP) Active

National Charette Institute (NCI) Certified Facilitator

Retired attorney in State of Connecticut

Licensed attorney in RI and MA Inactive



May 24, 2021

Mr. Christian Belden
Church Community Housing Corporation
50 Washington Square
Newport, RI 02840

Letter of Eligibility: 91 Carr Lane, 91 Carr Lane, Plat 4, Lot 52

Dear Mr. Belden:

We have received your application for a letter of eligibility to pursue a Comprehensive Permit in the town of Jamestown. You have represented that you propose four single family detached unit development that would include two market rate units and two affordable units. The affordable units will be sold to households earning a maximum of 80% of the Area Median Income (“AMI”). All units would have three bedrooms.

Based on the current AMI, the Freddie Mac Primary Mortgage Market Survey 30-year fixed-rate mortgage average interest rate as of the date of this letter, anticipated taxes, insurance and mortgage insurance costs, the maximum sales price in Jamestown for an affordable unit priced for households earning 80% of the AMI, is \$283,607. The maximum permitted sales price may change in the future due to changes in any of the above noted inputs.

In addition to requirements for affordability and monitoring, under R.I.G.L. 45-53, the construction or rehabilitation of qualifying low-and-moderate income housing units must be assisted by a state, federal or municipal subsidy program.

After preliminary review of the plans and financial assumptions for the proposed sale of two market rate single family units and two single family affordable units to households earning 80% of the AMI, all to be located at Plat 4, Lot 52 in Jamestown, RI Housing has determined that:

- This project appears to be eligible for a municipal subsidy under Sections 82-1703-Municipal Subsidy, 82-1704-Affordable Housing Incentives, and 82-1705-Inclusionary Zoning of the Town of Jamestown Zoning Ordinance.
- In conformance with R.I.G.L. 42-55-5.3 RI Housing performed an on-site inspection of the site and has reviewed pertinent information supplied by the applicant.
- The initial project proforma was reviewed and the project appears to be feasible based on projected overall development costs and potential sources.
- The applicant, Church Community Housing Corporation, has provided evidence of site control.

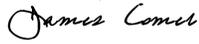
May 24, 2021
91 Carr Lane

Based upon the review of the submitted information and supporting materials and based on the representations in your request, ***Church Community Housing Corporation is eligible to pursue a Comprehensive Permit application in the town of Jamestown to develop Plat 4, Lot 52.***

Modifications to the development proposal resulting from local review do not require a revised letter of eligibility.

Thank you for your commitment to providing affordable housing opportunities to low- and moderate-income Rhode Island families.

Sincerely,



James Comer
Deputy Executive Director

cc: Lisa Bryer, AICP, Jamestown, Town Planner



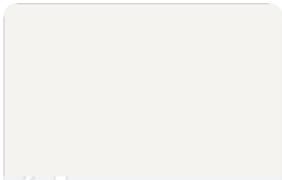


Image capture: Jul 2012 © 2021 Google

Jamestown, Rhode Island



Street View





Church Community Housing Corporation

*Working for decent housing for families of low
and moderate income in Newport County*

Mr. Michael Swistak, Chair
Jamestown Planning Commission
Jamestown Town Hall
93 Narragansett Avenue
Jamestown, RI 02835

February 22, 2022

Re: 91 Carr Lane – Comprehensive Permit for Affordable Housing

Dear Mr. Swistak,

CCHC has filed a Comprehensive Permit Application and a Subdivision and Land Development Application to develop land located at 91 Carr Lane in order to create three single family house lots: proposed parcels A, B and C. CCHC proposes to construct two new Affordable single family houses on parcels A and B and to sell the existing single family home and garage on parcel C to pay the Town acquisition fee and to cover a portion of the costs to construct the two new homes. The single family homes proposed for parcel A and B will be affordable as defined by the Jamestown Zoning Code 82-1705, and in the Low and Moderate Income Housing Act (RIGL 45-53).

Although this meets the criteria of a minor subdivision by number of parcels, the Planning Commission will be required to re-assign this application to “Major” subdivision status, as permitted in the Subdivision Regulations Article V.C.3.e., for the purpose of granting the requested variances. We respectfully request this reassignment. The required variances and approvals, are indicated on the checklist submitted herewith.

Furthermore, I respectfully request that both Applications be considered a single Application to build low or moderate housing in lieu of separate applications to the applicable boards and commissions, and that all requests for relief as specified therein be considered solely by the Planning Commission. The provisions from which relief is being requested are laid out in the Applications.

Sincerely,

Christian Belden
Executive Director

Timeline

Benchmark	Expected Date
Comprehensive Permit Final Approval	6/8/2022
Existing Home and Garage Listed For Sale	6/10/2022
Close on Sale of Existing Home and Garage	7/15/2022
Building Permits Issued Parcel A and B	8/15/2022
Start Construction	9/15/2022
End Construction	4/1/2023



Monitoring Agents (as of 6/19/2018)

Church Community Housing Corp.

Contact: Steve Ostiguy
50 Washington Square
Newport, RI 02840
Phone: 401-846-5114
Fax: 401-849-7930
Email: sostiguy@cchcnewport.org

Community Housing Land Trust of RI

Contact: Melina Lodge
1070 Main Street
Pawtucket, RI 02806
Phone: 401-721-5680
Email: mlodge@housingnetworkri.org

Coventry Housing Authority

Contact: Julie Leddy
14 Manchester Circle
Coventry, RI 02816
Phone: 401-828-4367
Fax: 401-823-5211
Email: jleddy@coventryhousing.org

East Bay Community Development Corp.

Contact: Diane Mederos
150 Franklin Street
Bristol, RI 02809
Phone: 401-253-2080
Fax: 401-253-6997
Email: dmederos@ebcdc.org
Web: www.ebcdc.org

East Greenwich Housing Authority

Contact: Marcia Sullivan
146 First Avenue
East Greenwich, RI 02818
Phone: 401-885-2610
Fax: 401-885-4166
Email: msullivan@eghousing.com
Web: www.eghousing.com

Narragansett Affordable Housing Corp.

Contact: Mike McLoughlin
25 Fifth Street
Narragansett, RI 02882
Phone: 401-789-9489
Fax: 401-782-0150
Email: Mike@nha-housing.com

NeighborWorks Blackstone River Valley

(formerly Woonsocket Neighborhood Development Corp.)
Contact: Joe Garlick
719 Front Street, # 103
Woonsocket, RI 02895
Phone: 401-762-0993 x 221
Fax: 401-769-1010
Email: jgarlick@neighborworksbrv.org
Web: neighborworksbrv.org

Valley Affordable Housing

Contact: Peter Bouchard
573 Mendon Road, Suite 3
Cumberland, RI 02864
Phone: 401-334-2678 x 14
Fax: 401-312-0010
Email: pbouchard@valleyaffordablehousing.org

Westerly Housing Authority

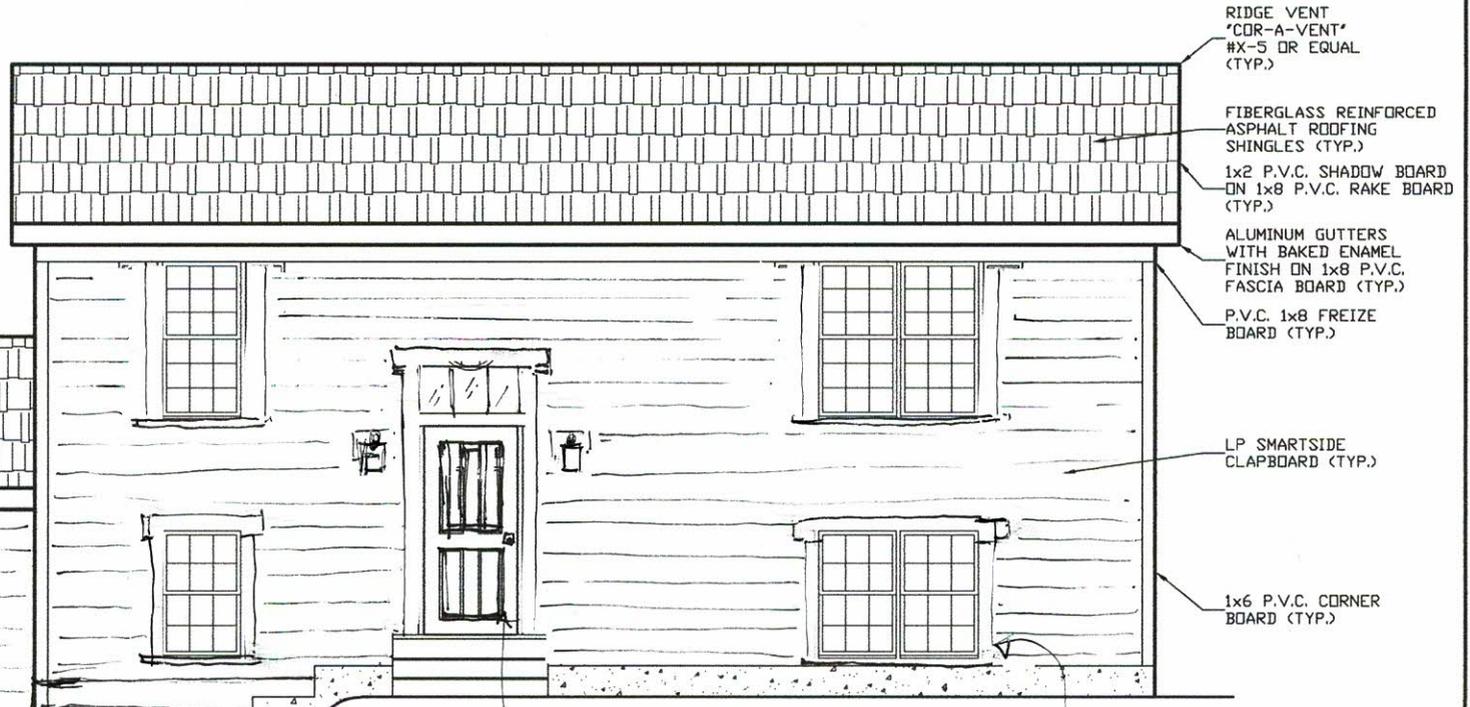
Contact: Carlos Lopez
5 Chestnut Street
Westerly, RI 02891
Phone: 401-596-4918
Fax: 401-348-0714
Email: clopez@westerlyhousing.org

ZERO ENERGY BUILDING DEMONSTRATION PROJECT

EXHIBIT B

PROJECT BUDGET

Submitted by: Church Community Housing		Cost to Build 2 ZEB
Address: 91 Carr Lane Parcels A and B: Two Houses		
Sources:		
Office of Energy Resources: REF		\$8,671
CDBG		\$113,500
ZEOS		\$62,500
1 Market Rate Sale: Self Subsidizing		\$391,251
Sales Proceeds: 2 Affordable Homeownership		\$340,000
	Total Project Sources:	\$915,922
Uses:		
Acquisition: Town of Jamestown		\$150,000
Construction/Rehab (should match Schedule of Values)		\$438,821
Solar Equipment Costs (Panels Only)		\$12,320
Air Source Heat Pumps		\$13,500
Site Work		\$92,102
General Requirements		
Overhead		
Profit		\$24,258
Building Permits (<i>included in construction costs elsewhere</i>)		
Renewable Permits		\$380
Bonds		
Contingency		\$58,000
Environmental		
Survey		\$16,000
Design		
Architectural - Design		\$30,000
Architectural - Supervision		
Solar Siting, Design Consulting		
Engineering		
Civil Engineering / Landscape Architect		\$12,000
Energy Engineering Specialist		
Traffic Engineer, Hydrology Expert, Planning Expert		\$15,176
Soil/Foundation/Geotechnical Reports		
Historic Consultant		
Financing Costs		\$2,500
Legal Costs		\$5,000
Insurance during Construction		\$1,500
Utilities during Construction		\$1,034
Taxes during Construction		\$1,542
Sewer & Water Hook Ups/Impact Fees (<i>included in constr. Costs</i>)		
Program Administration including:		\$0
Increased On-site Construction Supervision		\$0
Development of Operations & Maintenance Manual		\$0
Prepared Final Plans & Specs Available for Reuse		\$0
Costs for systems testing, monitoring, verification, certification, & maintenance		\$0
Educational Activities & Site Visits (<i>cchc to provide free of charge</i>)		\$0
Developer's Fee		\$35,000
Other: Application Fees, Plan Review Fees, Soft Cost Cont.		\$6,789
	Total Project Uses:	\$915,922



- RIDGE VENT
"COR-A-VENT"
#X-5 OR EQUAL
(TYP.)
- FIBERGLASS REINFORCED
ASPHALT ROOFING
SHINGLES (TYP.)
- 1x2 P.V.C. SHADOW BOARD
ON 1x8 P.V.C. RAKE BOARD
(TYP.)
- ALUMINUM GUTTERS
WITH BAKED ENAMEL
FINISH ON 1x8 P.V.C.
FASCIA BOARD (TYP.)
- P.V.C. 1x8 FREIZE
BOARD (TYP.)
- LP SMARTSIDE
CLAPBOARD (TYP.)
- 1x6 P.V.C. CORNER
BOARD (TYP.)

NATURAL WOOD DOOR
TRANSOME ABOVE
NO SIDELIGHTS

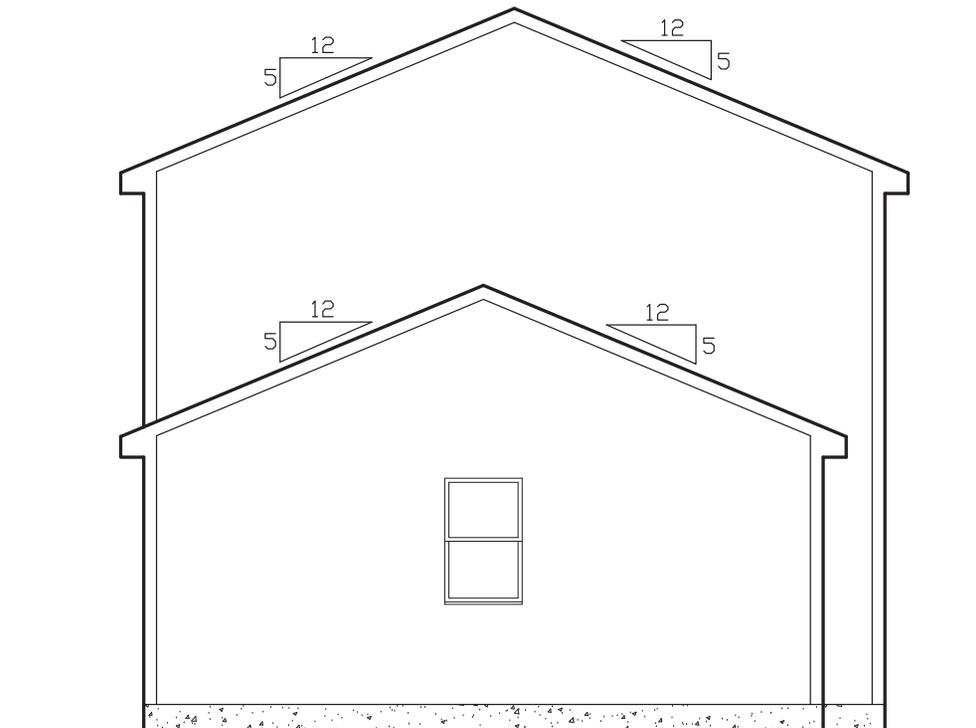
NO SHUTTERS
BIGGER TRIM

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.
 PLAT 4 , LOT 52
 91 CARR LANE
 JAMESTOWN , RHODE ISLAND

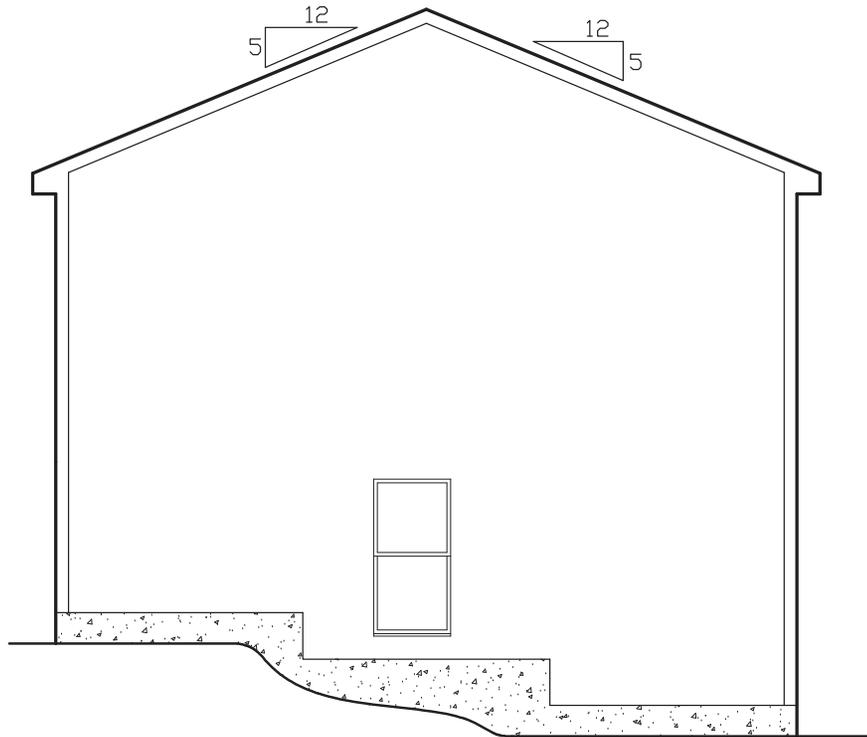
PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
SHEET NO: 1 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

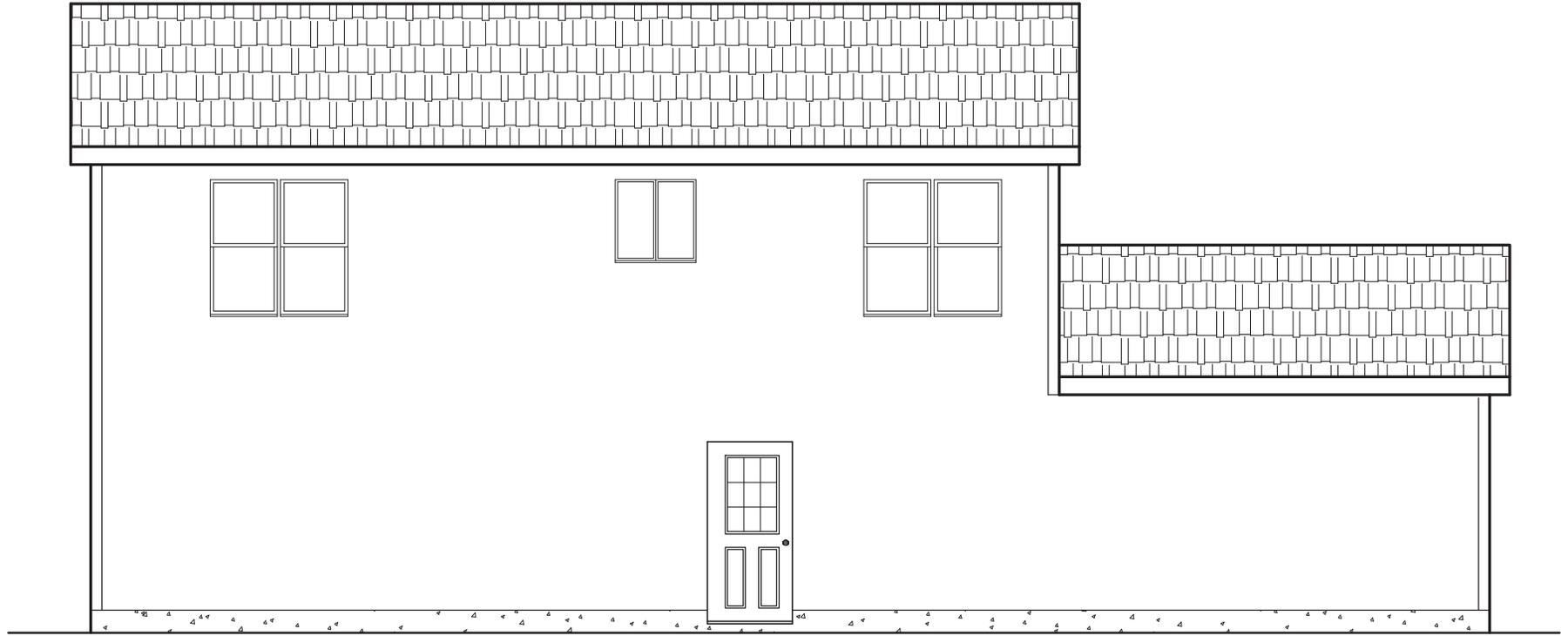
PROPOSED HOUSE PLANS FOR: CHURCH COMMUNITY HOUSING CORP. PLAT 4 , LOT 52 91 CARR LANE JAMESTOWN , RHODE ISLAND	PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
	SHEET NO: 2 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

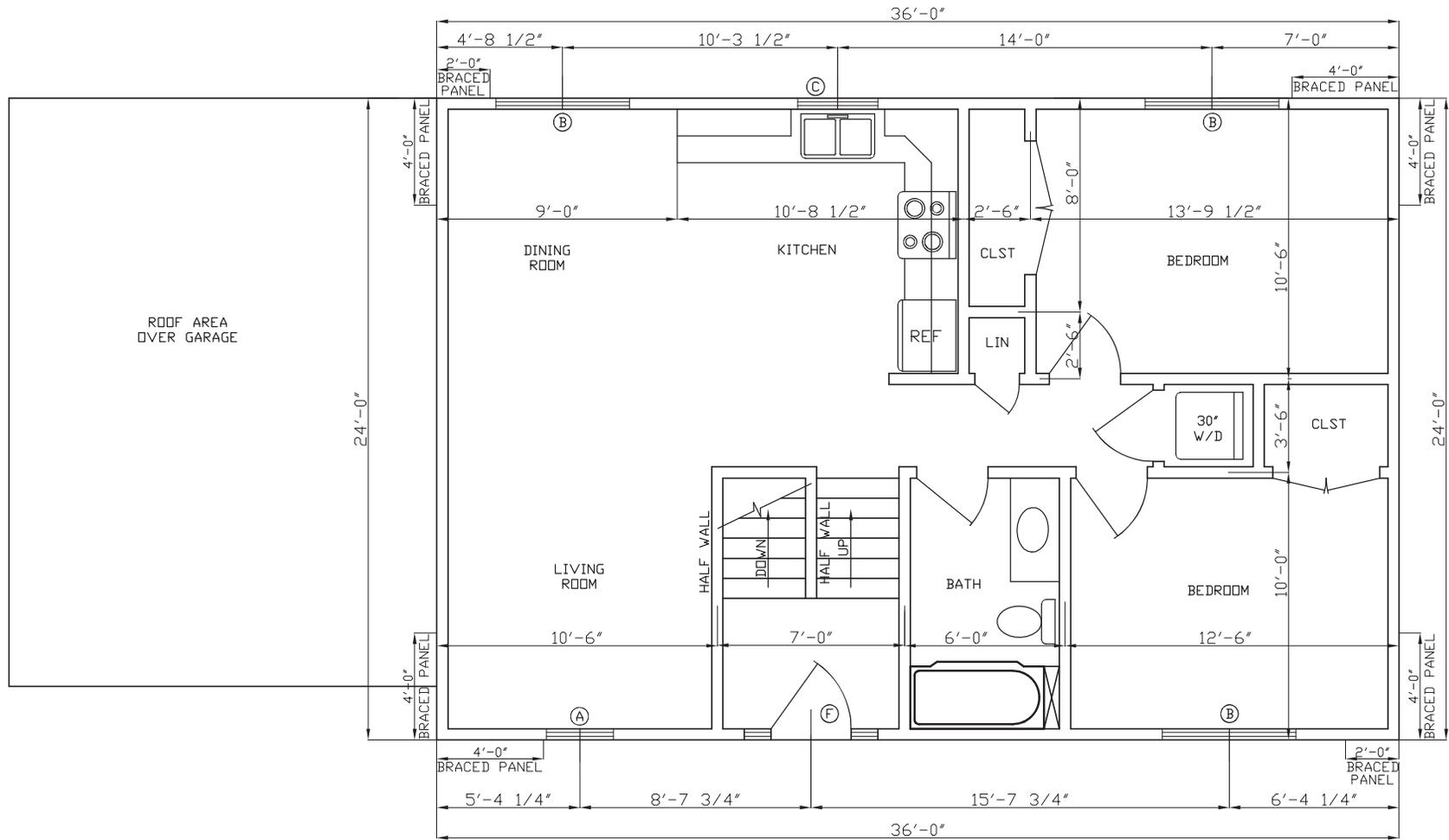
PROPOSED HOUSE PLANS FOR: CHURCH COMMUNITY HOUSING CORP. PLAT 4 , LOT 52 91 CARR LANE JAMESTOWN , RHODE ISLAND	PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
	SHEET NO: 3 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.



REAR ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR: CHURCH COMMUNITY HOUSING CORP. PLAT 4 , LOT 52 91 CARR LANE JAMESTOWN , RHODE ISLAND	PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
	SHEET NO: 4 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.
 PLAT 4 , LOT 52
 91 CARR LANE
 JAMESTOWN , RHODE ISLAND

PROJECT NO:
2017-040

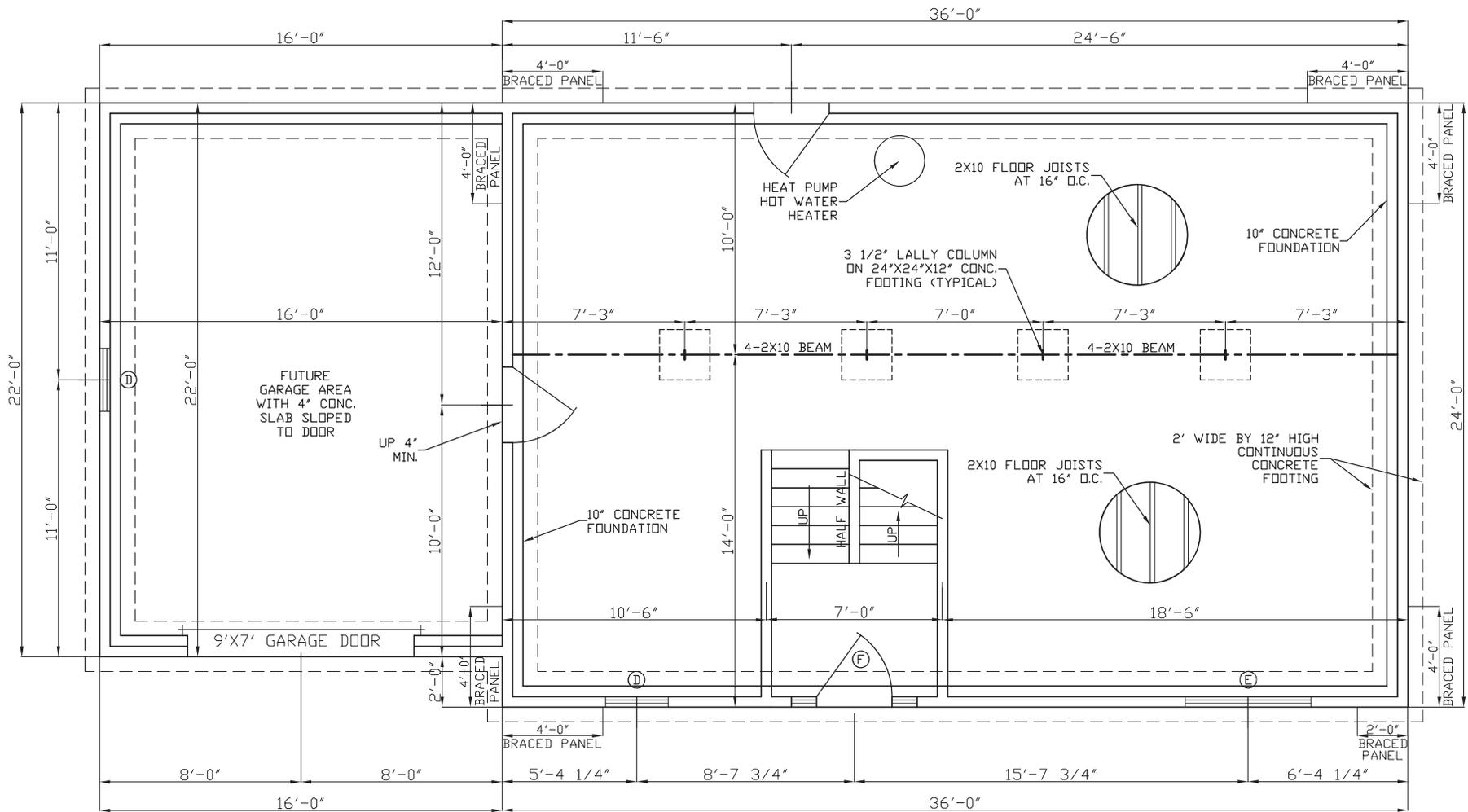
REVISED:

SCALE:
1/4" = 1'-0"

SHEET NO:
5 OF 10

DATE:
JAN. 24, 2022

DRAWN BY:
S.A.K.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.
 PLAT 4 , LOT 52
 91 CARR LANE
 JAMESTOWN , RHODE ISLAND

PROJECT NO:
2017-040

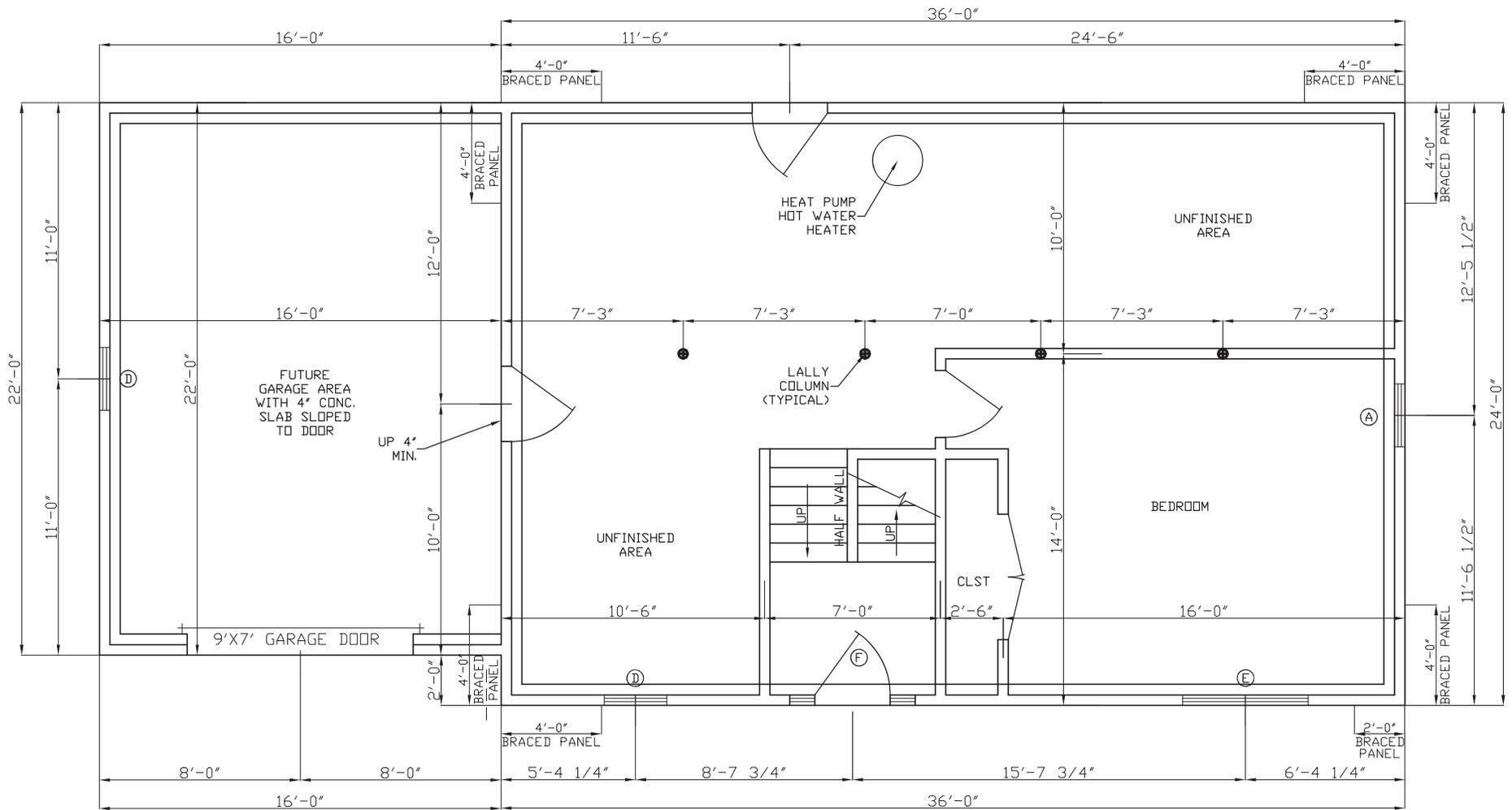
REVISED:

SCALE:
1/4" = 1'-0"

SHEET NO:
6 OF 10

DATE:
JAN. 24, 2022

DRAWN BY:
S.A.K.



LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.

PLAT 4 , LOT 52
 91 CARR LANE
 JAMESTOWN , RHODE ISLAND

PROJECT NO:
 2017-040

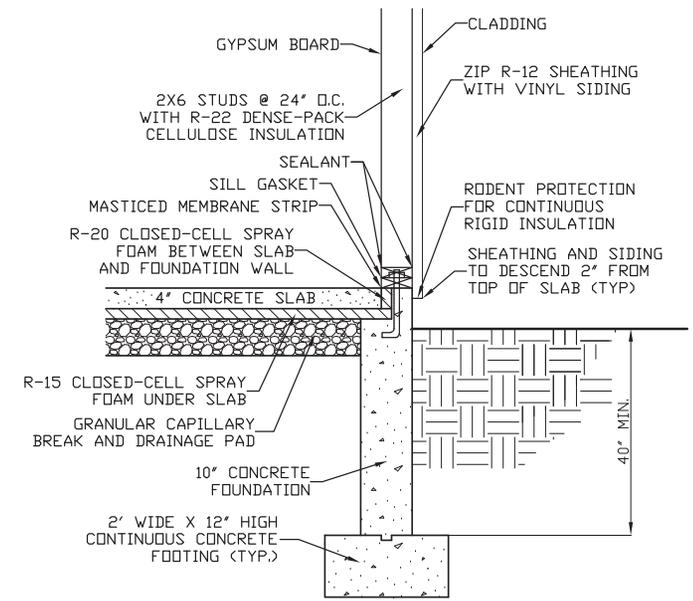
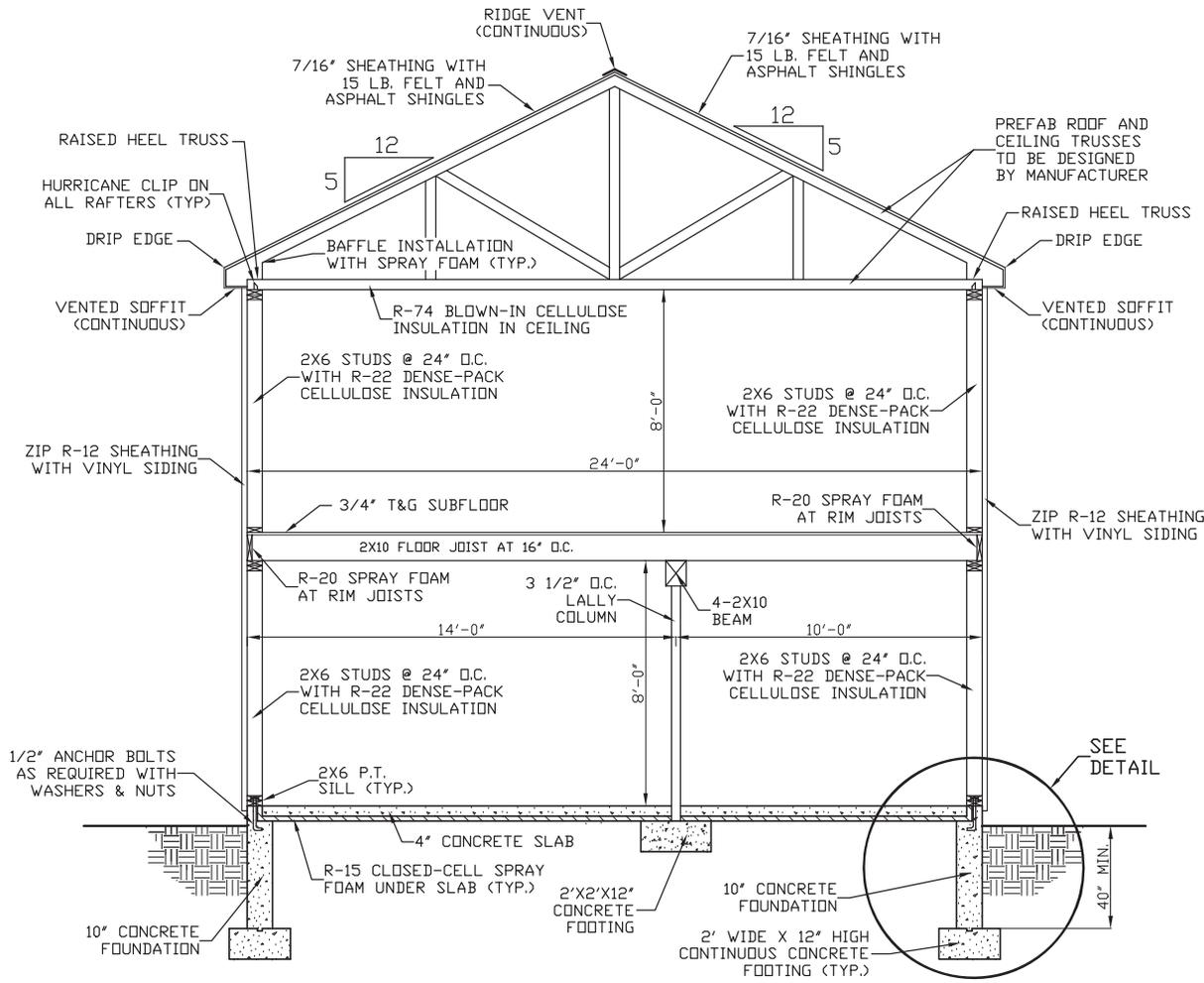
SHEET NO:
 7 OF 10

REVISED:

DATE:
 JAN. 24, 2022

SCALE:
 1/4" = 1'-0"

DRAWN BY:
 S.A.K.



FOUNDATION DETAIL

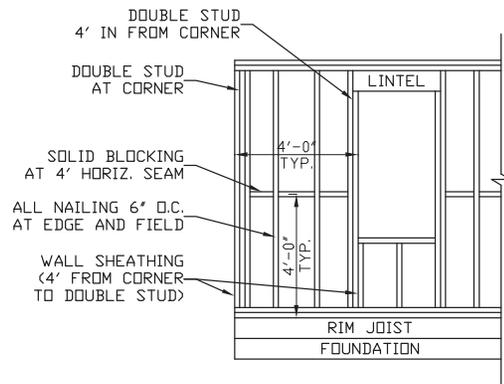
SCALE: 1/2" = 1'-0"

TYPICAL CROSS SECTION

SCALE: 1/4" = 1'-0"

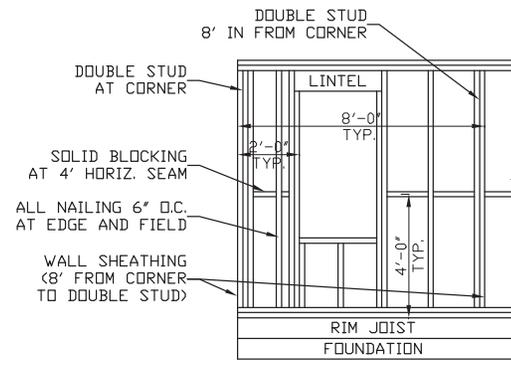
PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.
 PLAT 4 , LOT 52
 91 CARR LANE
 JAMESTOWN , RHODE ISLAND

PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
SHEET NO: 8 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.



48" SHEAR WALL DETAIL

SCALE: 1/4" = 1'-0"



24" SHEAR WALL DETAIL

SCALE: 1/4" = 1'-0"

PROPOSED HOUSE PLANS FOR: CHURCH COMMUNITY HOUSING CORP. PLAT 4 , LOT 52 91 CARR LANE JAMESTOWN , RHODE ISLAND	PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
	SHEET NO: 9 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.

BUILDING DESIGN CRITERIA:

- * WIND LOADS TO BE 100 M.P.H. (MIN.)
- * LIVE LOADS TO BE AS FOLLOWS:
(IN POUNDS PER SQUARE FOOT)
- ATTICS WITHOUT STORAGE = 10
- ATTICS WITH LIMITED STORAGE = 20
- HABITABLE ATTICS - 30
- ATTICS WITH FIXED STAIRS = 30
- BALCONIES (EXTERIOR) & DECKS = 40
- FIRE ESCAPES = 40
- GUARDRAILS AND HANDRAILS = 200
- GUARDRAIL FILL-IN COMPONENTS = 50
- PASSENGER VEHICLE GARAGES = 50
- ROOMS OTHER THAN SLEEPING ROOM = 40
- SLEEPING ROOMS = 30
- STAIRS = 40
- ROOF LOAD = 20 (LIVE)
- ROOF LOAD = 30 (SNOW)

NOTE: ALL COMPONENTS ARE TO MEET R.I. BUILDING CODE REQUIREMENTS.

FRAMING LUMBER TO BE SPRUCE PINE FIR # 1 OR 2 OR EQUAL FOR 14-FOOT FLOOR SPANS.

ALL STRUCTURAL MEMBERS ARE SUBJECT TO FINAL APPROVAL BY THE LOCAL BUILDING INSPECTOR.

BUILDER IS RESPONSIBLE FOR MEETING ALL STATE OF RHODE ISLAND BUILDING CODES.

WHILE EVERY ATTEMPT WAS MADE IN THE PREPARATION OF THESE PLANS, THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DETAILS.

BUILDING INSULATION REQUIREMENTS:

1. ATTIC FLOOR
 - * R-74 BLOWN-IN CELLULOSE (20") WITH ATTIC FLOOR AIR SEALING
2. EXTERIOR WALLS
 - * R-22 DENSE PACKED CELLULOSE WITH INSULWEBBING IN 2X6 WALL CAVITY OR R-22 WET SPRAY CELLULOSE IN 2X6 WALL CAVITY
3. SLAB PERIMETER
 - * R-20 CLOSED CELL FOAM INSULATION
4. RIM JOISTS AT ALL FLOORS
 - * R-20 OPEN CELL FOAM INSULATION
5. SOFFIT ENDS
 - * PVC BAFFLE & OPEN CELL FOAM INSULATION
6. BELOW SLAB
 - * R-15 CLOSED CELL FOAM INSULATION
7. AIR SEALING
 - * AERD BARRIER TO ACHIEVE BELOW 1 ACH (ASSUMES STARTING ACH BETWEEN 4 AND 8)

BUILDING INSULATION SEQUENCING:

1. SOFFIT DETAIL
 - * BAFFLE INSTALLATION WITH SPRAY APPLIED FOAM
2. GYPSUM BOARD
 - * HANG SECOND FLOOR CEILING FLAT
3. ATTIC FLOOR
 - * MANUAL AIR SEAL AND BLOWN-IN CELLULOSE INSULATION
4. RIM JOIST, AIR SEAL WINDOWS AND DOORS, AND BASEMENT SLAB
 - * OPEN CELL AT RIM JOIST - CLOSED CELL BELOW SLAB
5. INSTALL AEROBARRIER
6. WALL INSULATION
7. GYPSUM BOARD
 - * ALL OTHER INTERIOR SURFACES

WINDOW SCHEDULE:

- A - HARVEY TRIBUTE WINDOWS #2446 (APPROX. SIZE - 4'9" HIGH BY 2'6" WIDE)
- B - DOUBLE HARVEY TRIBUTE WINDOWS #2446 (APPROX. SIZE - (2) 4'9" HIGH BY 2'6" WIDE)
- C - CASEMENT WINDOW (APPROX. SIZE - 3'0" HIGH BY 3'0" WIDE)
- D - HARVEY TRIBUTE WINDOWS #24310 (APPROX. SIZE - 4'1 1/2" HIGH BY 2'6" WIDE)
- E - DOUBLE HARVEY TRIBUTE WINDOWS #24310 (APPROX. SIZE - (2) 4'1 1/2" HIGH BY 2'6" WIDE)
- F - 24" DIAMETER ROUND WINDOW

PROPOSED HOUSE PLANS FOR: CHURCH COMMUNITY HOUSING CORP. PLAT 4 , LOT 52 91 CARR LANE JAMESTOWN , RHODE ISLAND	PROJECT NO: 2017-040	REVISED:	SCALE: 1/4" = 1'-0"
	SHEET NO: 10 OF 10	DATE: JAN. 24, 2022	DRAWN BY: S.A.K.

Parcel ID: 4-115
TOWN OF JAMESTOWN
44 SOUTHWEST AVENUE
JAMESTOWN, RI 02835

Parcel ID: 4-17
CARR HOMESTEAD FOUNDATION INC
C/O MOLLY DUFOUR
4040 MULBERRY LANE
SACRAMENTO CA 95822

Parcel ID: 4-24
RADOBICKY BERNARD F JR ET
OHARA MORGAN WINDSTAR TE
121 CARR LANE
JAMESTOWN RI 02835

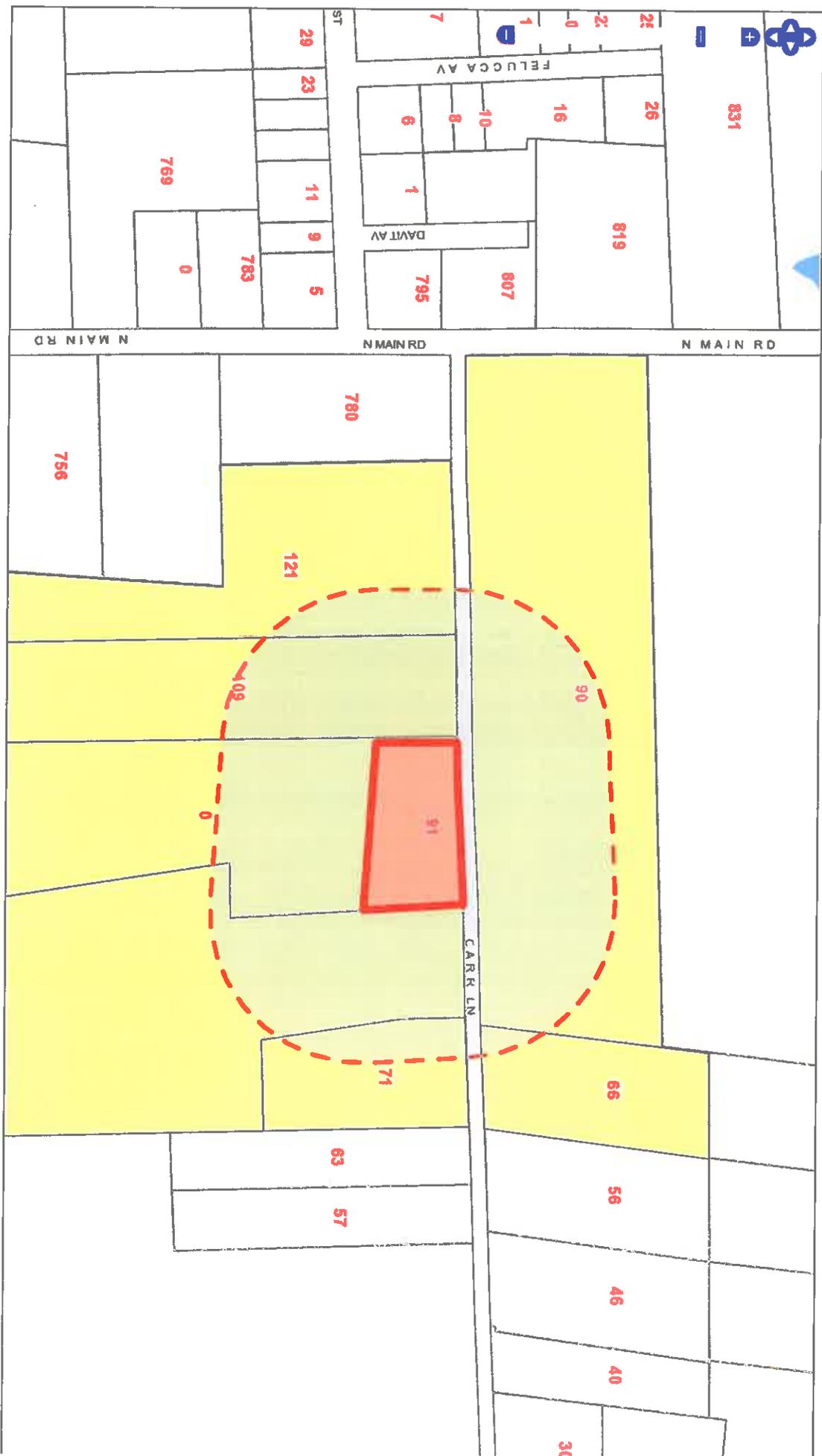
Parcel ID: 4-32
WYNN, SCOTT W. & SUSAN H.
16 ALLSTON STREET
CHARLESTOWN MA 02129

Parcel ID: 4-47
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 4-52
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 4-85
ROBERTSON, PAUL A TRUST
109 CARR LANE
JAMESTOWN, RI 02835

Parcel ID: 4-91
FADDEN, ROBERT L ET UX SUSAN
C/O SUSAN FADDEN
66 CARR LANE
JAMESTOWN RI 02835



*Abutters list amended and map added after review.

Town of Jamestown, RI

1 of 2

Subdivision and Land Development Application

Please complete all areas of this application in either black or blue ink only. Illegible or incomplete applications will be returned to the applicant. Please submit all supporting documentation as required by the appropriate checklists: failure to do so may result in the application being delayed or denied.

APPLICATION	Application Date: <u>03/21/2022</u> Application must be submitted 3 weeks prior to meeting
	APPLICATION TYPE*:
	<input type="checkbox"/> Administrative <input type="checkbox"/> Minor (Conventional) <input type="checkbox"/> Minor (Land Dev.)
	Please check: <input type="checkbox"/> Pre-Application <input type="checkbox"/> Preliminary <input type="checkbox"/> Final
	<input checked="" type="checkbox"/> Major (Conventional) <input checked="" type="checkbox"/> Major (Land Dev.)
	Please check: <input type="checkbox"/> Pre-Application <input checked="" type="checkbox"/> Master <input type="checkbox"/> Preliminary <input type="checkbox"/> Final
	Other (Specify) _____
	<i>*If the development requires waivers or modifications it must be reviewed as a major subdivision.</i>
	Please use the Comprehensive Permit Application if developing under the Low and Moderate Income Housing Act (RIGL 45-53)

CONTACT INFORMATION	Applicant
	Name <u>Church Community Housing Corporation</u>
	Address <u>50 Washington Square</u>
	City <u>Newport</u> State <u>RI</u> Zip Code <u>02840</u>
	Phone <u>(401) 846-5114</u> Email <u>cbelden@cchcnewport.org</u>
	Owner (if different than above)
	Name <u>Town of Jamestown</u> Attn: <u>Jamie Hainsworth, Town Administrator</u>
	Address <u>93 Narragansett Avenue</u>
	City <u>Jamestown</u> State <u>RI</u> Zip Code <u>02835</u>
	Phone <u>(401) 423-7210</u> Email <u>jhainsworth@jamestownri.net</u>
Preparers of Plans (list all, use separate paper if necessary)	
Name <u>Darveau Land Surveyings, Inc.</u>	
Address <u>PO Box 7918</u>	
City <u>Cumberland</u> State <u>RI</u> Zip Code <u>02864</u>	
Phone <u>(401) 475-5700</u> Email <u>mike@darveausurvey.com</u>	
Attorney	
Name <u>Kelly, Souza, & Parmenter, PC</u>	
Address <u>128 Dorrance Street Suite 300</u>	
City <u>Providence</u> State <u>RI</u> Zip Code <u>02903</u>	
Phone <u>(401) 490-7334</u> Email <u>mkelly@ksrplaw.com</u>	

Town of Jamestown Planning Department
93 Narragansett Ave Jamestown RI 02835
(401) 423-7210

DEVELOPMENT INFORMATION

Name of Development/Subdivision 91 Carr Lane
 Assessor's Plat/Lot Number(s) Plat 4 Lot 52
 Existing Land Use(s) Single Family Residential/ Conservation
 Frontage Road(s) /Street Address 91 Carr Lane
 Current Zoning (indicate all) RR-200
 Total Acreage of Property (indicate all) 1.357 Acres
 Minimum Lot Size Required by Zoning 200,000 sqft.
 Number of Proposed Lots: 3
 Number of Proposed Dwelling Units: 3
 Square Footage of Proposed Commercial Space: N/A
 Other (specify): _____

Zoning Board Approvals Required? yes no Variance Special Use Permit

Obtained? yes no
 Explain: Will be obtained during comprehensive permit process

Comprehensive Plan Amendment Required? yes no

Obtained? yes no
 Area identified in Comprehensive Plan as _____
 Explain: _____

Zone Change Required? yes no

Obtained? yes no
 Explain: _____

Area of development considered land unsuitable for development N/A

Requesting town water (see Water Service Area map)? yes no In Urban Water Service Area
 Private or public road system proposed within subdivision? No, frontage lots

CERTIFICATION

Attest: The information provided on this application is true and accurate

Applicant's Signature Christian Belden Digitally signed by Christian Belden
DN: cn=Christian Belden, o=Church Community Housing Corporation, ou, email=cbelden@ccche.org, c=US
Date: 2022.03.21 12:50:39 -0400 Date 03/21/2022

Owner's Signature _____ Date _____

MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS MASTER PLAN CHECKLIST # 5

The applicant shall submit to the administrative officer at least three (3) blue-line or photocopies of master plan maps required below. The scale of all plans shall be sufficient to clearly show all of the information required and shall be subject to the approval of the administrative officer. Plans shall include a certification that all plans and improvements conform to all existing and amended standards of the State of Rhode Island and Providence Plantations, Commission of Registration for Professional Engineers and Board of Registration of Land Surveyors. At a minimum, the following information shall be provided:

1. **Master plan drawing(s).** A map or plan of the subdivision parcel showing the following information:
 1. Name of the proposed subdivision
 2. Name(s) and address(s) of property owner(s) and applicant(s)
 3. Name, address and telephone number of person or firm preparing master plan
 4. Date of plan preparation, with revision date(s) (if any)
 5. Graphic scale and true north arrow
 6. Plat and lot number(s) of the land being subdivided
 7. Zoning district(s) of the land being subdivided. If more than one district, zoning boundary lines must be shown
 8. Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines
 9. Area of the subdivision parcel(s) and proposed number of buildable lots, dwellings or other proposed improvements
 10. Location and dimensions of existing property lines within or adjacent to the subdivision parcel, easements and rights-of-way
 11. Location, width and names of existing streets within and immediately adjacent to the subdivision parcel
 12. Names of abutting property owners and property owners immediately across any adjacent streets
 13. Location of wooded areas, open meadows, significant wildlife habitats, tree lines, hedgerows and/or stone walls and notation of existing ground cover

14. Location of wetlands, watercourses or coastal features present on or within 200 feet of the perimeter of the subdivision parcel
15. Areas of agricultural use, existing or potential (article II)
16. Existing topography with minimum contour intervals of two feet
17. Location and approximate size of existing buildings or significant aboveground structures on or immediately adjacent to the subdivision and proposed buildings or structures within the subdivision
18. Proposals, if any, for connection with existing water supply and sanitary sewer systems or a notation that wells and ISDS are proposed
19. Provisions for collecting and discharging stormwater
20. Location of community landmarks, historic cemeteries, historic structures on or immediately adjacent to the subdivision parcel(s)
21. Location of scenic views to, from or within the parcel(s)
22. Proposed improvements including streets, lots, lot lines, with approximate lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines
23. Base flood elevation data
24. Location of open space and use plan

2. **Supporting materials.** The applicant shall submit to the administrative officer up to 13 copies of a narrative report providing a general description of the existing physical environment and existing use(s) of the property along with a general description of the uses and type of development proposed by the applicant. The narrative report shall include reduced copies of all plans required in No. 1 above, plus items 2-7, below:

1. Filing fee: \$300.00, plus \$50.00 per acre
2. An aerial photograph or a blue-line copy of an existing aerial photograph of the proposed subdivision parcel and surrounding area
3. A copy of the soils map of the subdivision parcel and surrounding area, and a general analysis of soil types and suitability for the development proposed. If any prime agricultural soils are within the subdivision parcel(s), the soils map shall be marked to show the location of said prime agricultural soils
4. An estimate of the approximate population of the proposed subdivision
5. Proposed phasing, if any

- 6. Site analysis (see article XIII, section G.)
- 7. A vicinity map, drawn to a scale of one inch = 400 feet or as necessary to show the area within one-half mile of the subdivision parcel showing the locations of all streets, existing lot lines, and zoning district boundaries. Schools, parks, fire stations and other significant public facilities shall be indicated on the locus map by shading and labeling the specific use.
- 8. Initial written comments on the master plan from the following agencies (provided by the administrative officer):

Local agencies:

- A. Planning department Date: _____
- B. Town administrator Date: _____
- C. Public works Date: _____
- E. Building official Date: _____
- G. Solicitor Date: _____
- H. Conservation committee Date: _____
- K. Police department Date: _____
- L. Fire department Date: _____
- N. Other (specify) _____ Date: _____

State agencies:

- A. Environmental management Date: _____
- B. Transportation Date: _____
- C. Coastal resources Date: _____
- D. Other (specify) _____ Date: _____

Federal agencies:

- A. U.S. Army Corps Engineers Date: _____
- B. FEMA Date: _____

PROJECT NARRATIVE

91 CARR LANE – MIXED-INCOME DEVELOPMENT

91 Carr Lane is a project, envisioned by the Town of Jamestown, that's an effort to create much needed Affordable housing for local residents and to preserve land in the primary drinking water watershed for the benefit of the public water supply system.

The 91 Carr Lane project was made possible by the sellers, Lisa and Jim Rafferty, who approached the Town about utilizing the existing house and property for Affordable housing and/or open space protection. The subject property has an existing house and is also at the headwaters of the Town of Jamestown primary drinking water watershed and contiguous to 133 acres of Town owned protected land in the watershed area. The Town pursued the property as a way to fulfill two primary goals of the town; open space and Affordable housing. The Town subsequently received an RIDEM grant for open space protection to protect 5.5 of the almost 7-acre parcel. The Town retained the remaining 1.3+ acres for the purpose of creating Affordable housing.

CCHC is under purchase and sales agreement (P&S) with the Town of Jamestown to develop 2 units of single-family Affordable housing and to sell the existing single-family house and garage to generate sales proceeds to pay the \$150,000 Town acquisition fee and self-fund the construction of the Affordable homes. To accomplish this, the existing lot is proposed to be subdivided into 3 lots: parcels A, B, and C. Following subdivision, the lot with the existing house and garage will be valued by real estate professionals to determine current market value and offered for sale. The sales proceeds will be used to pay the Town acquisition fee and self-fund the construction of the 2 Affordable single-family homes.

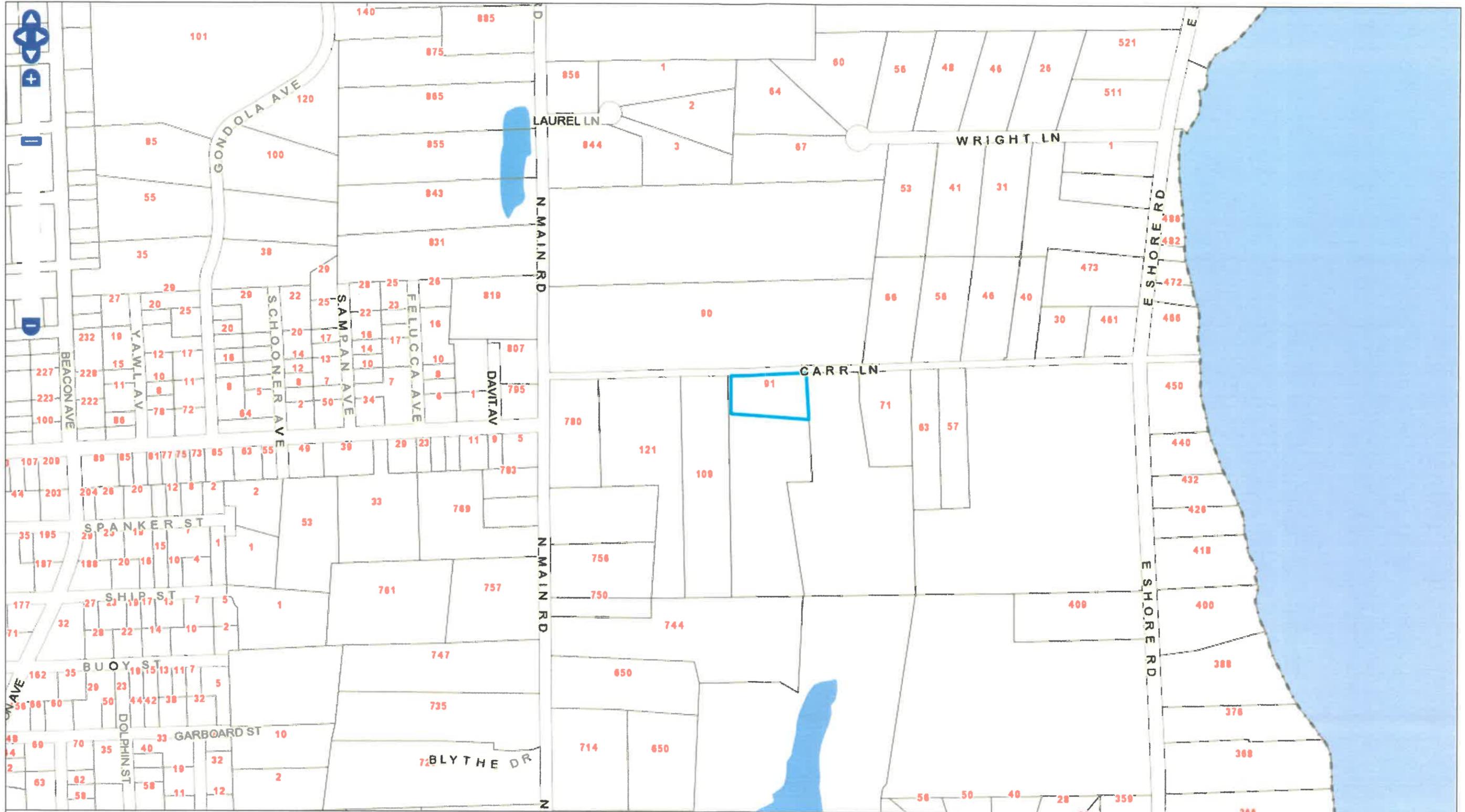
This proposal takes into account the fragile watershed and proposes all new Advanced Treatment On-Site Wastewater Treatment Systems (OWTS) that include denitrification, including for the existing house. These OWTS systems are located in the front of the lots, to provide the greatest separation distance from the wetlands associated with the drinking water reservoir. This project has been designed to be in compliance with all RIDEM standards for wetlands and OWTS systems including special standards for watersheds.

The population anticipated for this project is 9, including approximately 2-4 school aged children. This area is serviced by the Jamestown School District and the North Kingstown or Narragansett High School District and is eligible to receive public busing to these schools.

The two single family dwelling units will be affordable in perpetuity by way of CCHC's "Land Trust" model. Under this model, eligible families or individuals earning 80% of Area Median Income or less buy the house, and the land is retained by CCHC and leased to the homeowner through a 99-year ground lease. The ground lease includes re-sale terms requiring an income eligible family purchase the home if the current owner chooses to sell, thus ensuring permanent affordability.

91 Carr Lane: Estimated Number of Occupants

Unit Summary:	# of Bedrooms	# of Baths	Square Footage	Est. # Occupants
Lot A: Aff.	3	1	960	2
Lot B: Aff	3	1	960	3
Lot C: Market Rate	4	2	2,088	4
Total:	10	4	4,008	9

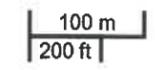


LOCUS MAP



Town of Jamestown, Rhode Island

Selected Parcel: 91 CARR LANE ID: 4-52
 Printed on 1/13/2022



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

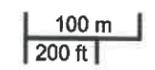


AERIAL MAP

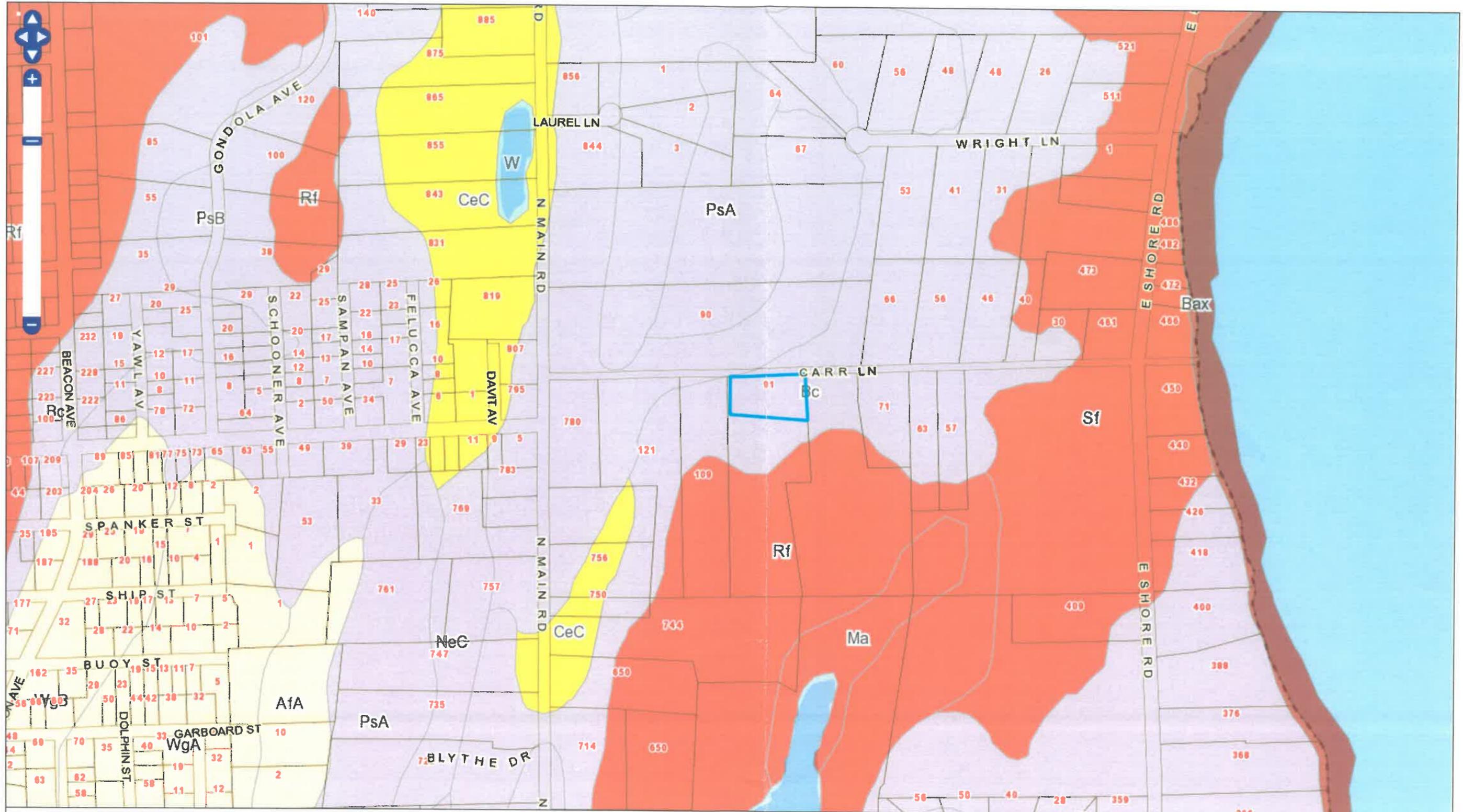


Town of Jamestown, Rhode Island

Selected Parcel: 91 CARR LANE ID: 4-52
 Printed on 1/13/2022



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

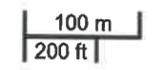


SOILS MAP



Town of Jamestown, Rhode Island

Selected Parcel: 91 CARR LANE ID: 4-52
Printed on 1/13/2022



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



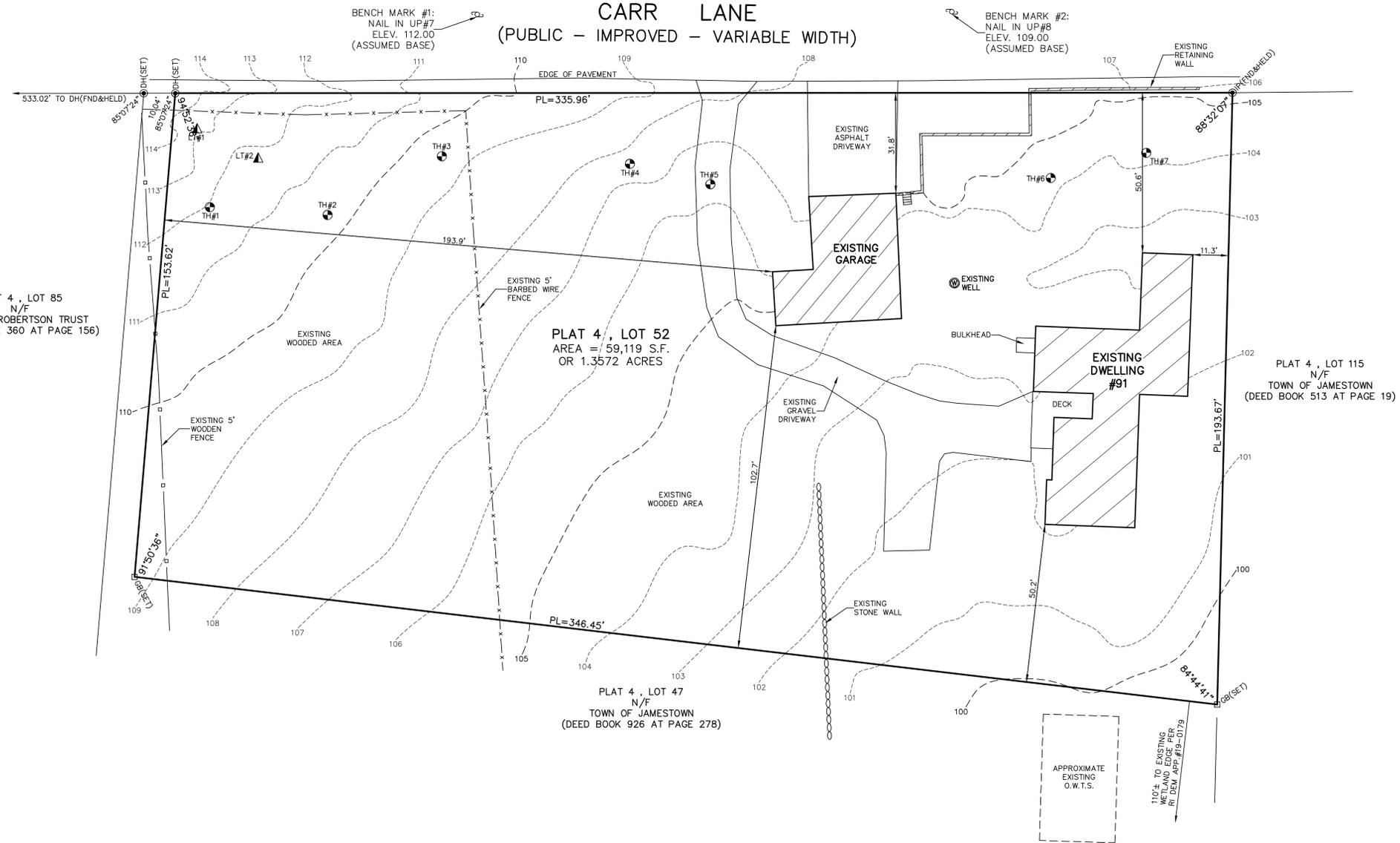
LOCUS
NOT TO SCALE

LEGEND

- PL PROPERTY LINE
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- IP IRON PIPE
- GB GRANITE BOUND
- DH DRILL HOLE
- FND FOUND
- UP UTILITY POLE
- ELEV. ELEVATION
- O.W.T.S. ON-SITE WASTEWATER TREATMENT SYSTEM
- APP. APPLICATION



PLAT 4, LOT 17
N/F
CARR HOMESTEAD FOUNDATION, INC.
(DEED BOOK 49 AT PAGE 186)



- GENERAL NOTES:**
1. THE PARCEL IS PLAT 4, LOT 52.
 2. THE TOTAL PARCEL AREA IS 59,119 S.F. OR 1.3572 ACRES.
 3. THE EXISTING DWELLING ADDRESS IS 91 CARR LANE.
 4. SEE DEED BOOK 926 AT PAGE 278 FOR TITLE REFERENCE.
 5. THE PARCEL IS ZONED: RR-200.
 6. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON MARCH 1, 2018.
 7. THERE WERE NO AREAS OF EXISTING OR POTENTIAL AGRICULTURAL USE ON THE PARCEL AT THE TIME OF SURVEY.
 8. THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES, ON OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
 9. THERE WERE NO SCENIC VIEWS TO, FROM OR WITHIN THE PARCEL AT THE TIME OF SURVEY.
 10. BY GRAPHIC PLOTTING ONLY, THE PARCEL APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD MAP 44005C0086J FOR THE TOWN OF JAMESTOWN, EFFECTIVE DATE: SEPT. 4, 2013.
 11. THERE WAS NO RESERVOIR OR TRIBUTARY STREAM OBSERVED WITHIN 500- FEET OF THE SITE AT THE TIME OF SURVEY.

PLAT 4, LOT 85
N/F
PAUL A. ROBERTSON TRUST
(DEED BOOK 360 AT PAGE 156)

PLAT 4, LOT 52
AREA = 59,119 S.F.
OR 1.3572 ACRES

PLAT 4, LOT 47
N/F
TOWN OF JAMESTOWN
(DEED BOOK 926 AT PAGE 278)

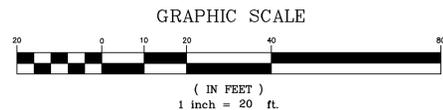
PLAT 4, LOT 115
N/F
TOWN OF JAMESTOWN
(DEED BOOK 513 AT PAGE 19)

MASTER PLAN

EXISTING CONDITIONS PLAN FOR
CHURCH COMMUNITY HOUSING CORP.

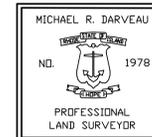
PLAT 4, LOT 52
91 CARR LANE
JAMESTOWN, RHODE ISLAND

DARVEAU LAND SURVEYING, INC.
P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE 401-475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM



PLAN REFERENCE:

1. PLAN ENTITLED "FINAL PLAN, SUBDIVISION PLAN FOR THE TOWN OF JAMESTOWN, PLAT 4, LOT 52, 91 CARR LANE, JAMESTOWN, RHODE ISLAND, SCALE: 1" = 40', DATED: AUG. 8, 2018, BY DARVEAU LAND SURVEYING, INC." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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 AN EXISTING CONDITIONS PLAN.

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

DATE
COA #LS-A497

PROJECT NO:	2017_040
REVISION:	
SCALE:	1" = 20'
DRAWN BY:	S.A.K.
DATE:	MARCH 17, 2022
SHEET NO:	1 OF 3



LEGEND

- PL PROPERTY LINE
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- IP IRON PIPE
- GB GRANITE BOUND
- DH DRILL HOLE
- FND FOUND
- TYP. TYPICAL



THE OWNER OF PLAT 4, LOT 52 IS:
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

THE APPLICANT IS:
CHURCH COMMUNITY HOUSING CORPORATION
50 WASHINGTON SQUARE
NEWPORT, RI 02840

STREET INDEX
CARR LANE

PLAT 4, LOT 17
N/F
CARR HOMESTEAD FOUNDATION, INC.
(DEED BOOK 49 AT PAGE 186)

LOCUS
NOT TO SCALE

GENERAL NOTES:

1. THE PARCEL IS PLAT 4, LOT 52.
2. THE TOTAL PARCEL AREA IS 59,119 S.F. OR 1.3572 ACRES.
3. THE EXISTING DWELLING ADDRESS IS 91 CARR LANE.
4. SEE DEED BOOK 116 AT PAGE 66 FOR TITLE REFERENCE.
5. THE PARCEL IS ZONED: RR-200.
6. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON MARCH 1, 2018.
7. THERE WERE NO AREAS OF EXISTING OR POTENTIAL AGRICULTURAL USE ON THE PARCEL AT THE TIME OF SURVEY.
8. THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES, ON OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
9. THERE ARE NO PROPOSED ADDITIONAL OPEN SPACE AREAS AS A RESULT OF THIS PLAN.
10. THERE WERE NO SCENIC VIEWS TO, FROM OR WITHIN THE PARCEL AT THE TIME OF SURVEY.
11. BY GRAPHIC PLOTTING ONLY, THE PARCEL APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD MAP 44005C0086J FOR THE TOWN OF JAMESTOWN, EFFECTIVE DATE: SEPT. 4, 2013.
12. THERE ARE NO PROPOSED STUMP DUMPS AS A RESULT OF THIS PLAN.
13. THERE WAS NO RESERVOIR OR TRIBUTARY STREAM OBSERVED WITHIN 500- FEET OF THE SITE AT THE TIME OF SURVEY.

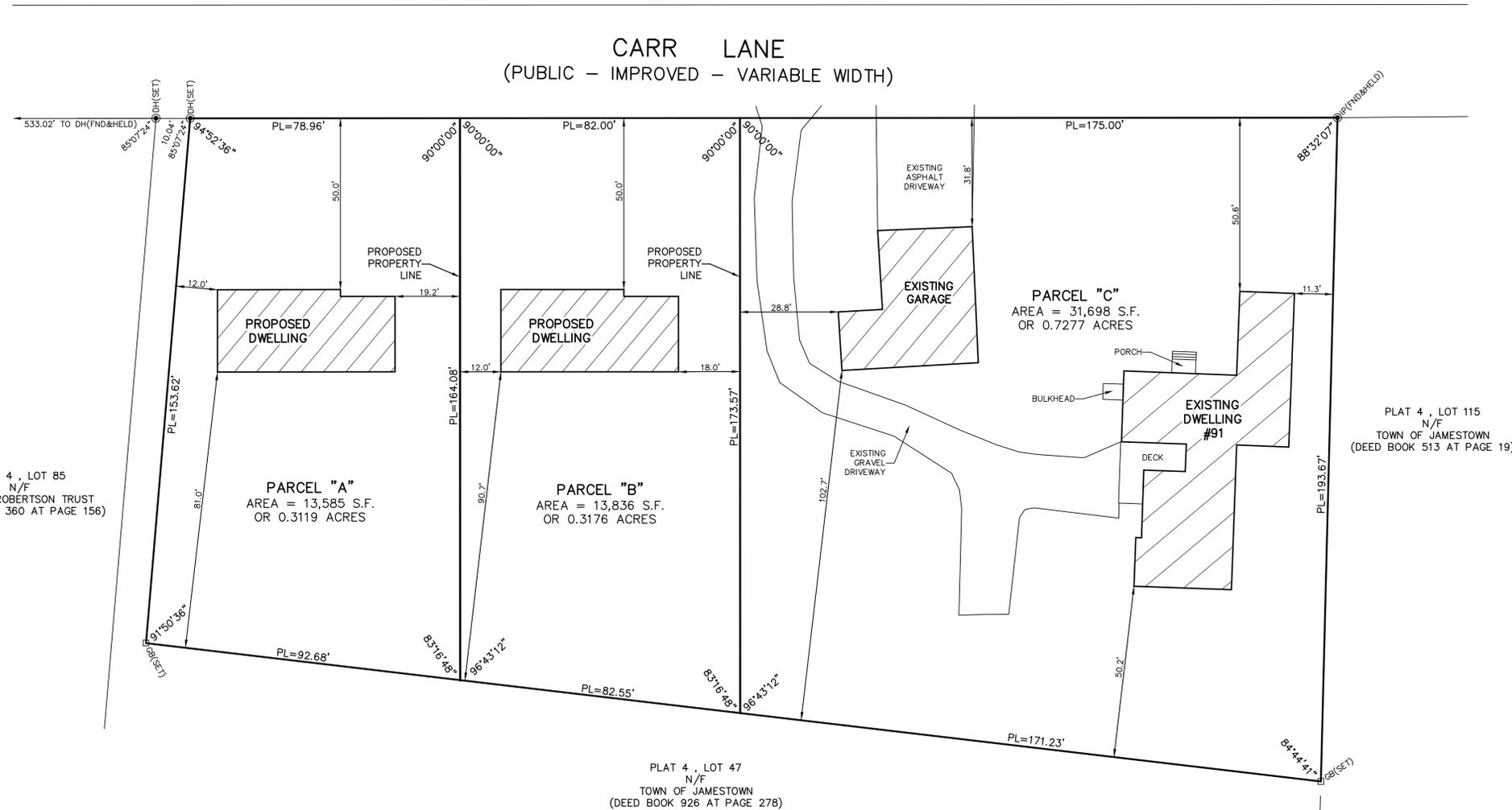
ZONING INFORMATION:

- THE PARCEL IS ZONED: RR-200
- MINIMUM LOT AREA = 200,000 S.F.
- MINIMUM LOT WIDTH/FRONTAGE = 300 FEET
- MINIMUM BUILDING SETBACKS:

 - FRONT YARD = 50 FEET
 - SIDE YARD = 40 FEET
 - REAR YARD = 50 FEET

- MAXIMUM LOT COVERAGE = 5%
- MAXIMUM BUILDING HEIGHT = 35 FEET
- MINIMUM ACCESSORY BUILDING SETBACKS:

 - SIDE YARD = 20 FEET
 - REAR YARD = 20 FEET



PLAT 4, LOT 85
N/F
PAUL A. ROBERTSON TRUST
(DEED BOOK 360 AT PAGE 156)

PLAT 4, LOT 47
N/F
TOWN OF JAMESTOWN
(DEED BOOK 926 AT PAGE 278)

PLAT 4, LOT 115
N/F
TOWN OF JAMESTOWN
(DEED BOOK 513 AT PAGE 19)

MASTER PLAN

PROPOSED SUBDIVISION PROPERTY LINE PLAN FOR
CHURCH COMMUNITY HOUSING CORP.

DARVEAU LAND SURVEYING, INC.
P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE 401-475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

PLAT 4, LOT 52
91 CARR LANE
JAMESTOWN, RHODE ISLAND

PROJECT NO:	2017_040	SCALE:	1" = 20'
SHEET NO:	2 OF 3	DRAWN BY:	S.A.K.
REVISION:		DATE:	MARCH 17, 2022

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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:

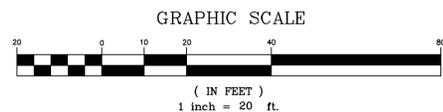
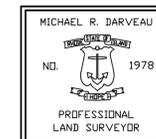
TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1

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

- 1) PREPARE A SUBDIVISION PROPERTY LINE PLAN.

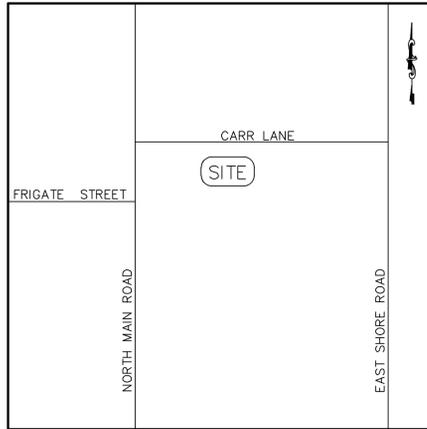
BY: MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE
COA #LS-A497



PLAN REFERENCE:

1. PLAN ENTITLED "FINAL PLAN, SUBDIVISION PLAN FOR THE TOWN OF JAMESTOWN, PLAT 4, LOT 52, 91 CARR LANE, JAMESTOWN, RHODE ISLAND, SCALE: 1" = 40', DATED: AUG. 8, 2018, BY DARVEAU LAND SURVEYING, INC." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS.



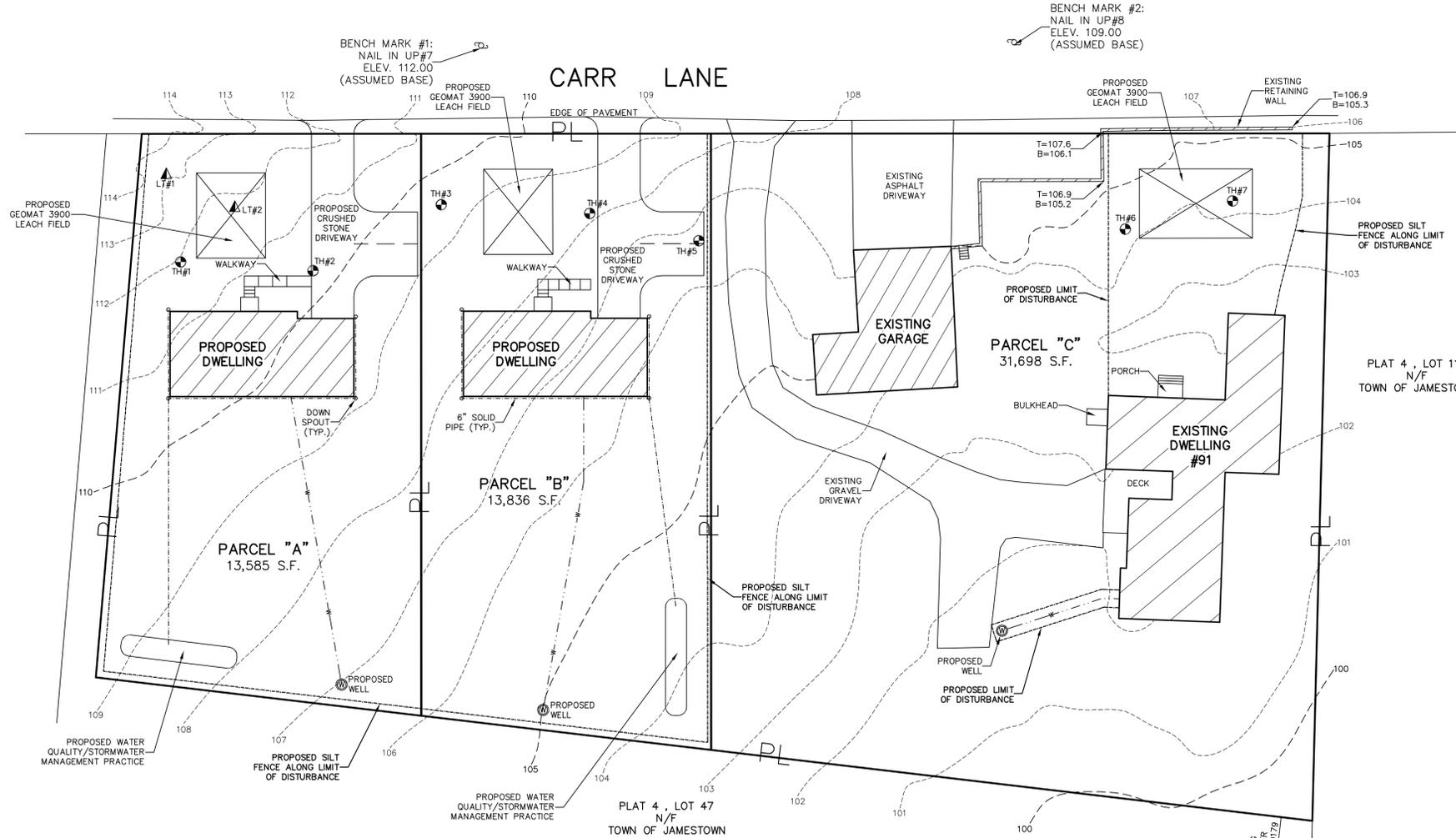
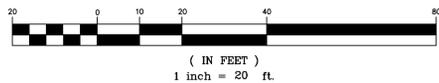
LOCUS
NOT TO SCALE

LEGEND

PL	PROPERTY LINE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
UP	UTILITY POLE
TH	TEST HOLE
LT	LEDGE TEST HOLE
ELEV.	ELEVATION
TYP.	TYPICAL
--W--	WATER LINE
T	TOP OF WALL
B	BOTTOM OF WALL

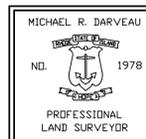
ZONING INFORMATION:
THE PARCEL IS ZONED: RR-200
MINIMUM LOT AREA = 200,000 S.F.
MINIMUM LOT WIDTH/FRONTAGE = 300 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD = 50 FEET
SIDE YARD = 40 FEET
REAR YARD = 50 FEET
MAXIMUM LOT COVERAGE = 5%
MAXIMUM BUILDING HEIGHT = 35 FEET
MINIMUM ACCESSORY BUILDING SETBACKS:
SIDE YARD = 20 FEET
REAR YARD = 20 FEET

GRAPHIC SCALE



THE TOTAL PROPOSED
AREA OF DISTURBANCE
IS 30,060 S.F.

- GENERAL NOTES:
1. THE PARCEL IS PLAT 4, LOT 52.
 2. THE TOTAL PARCEL AREA IS 59,119 S.F. OR 1.3572 ACRES.
 3. THE EXISTING DWELLING ADDRESS IS 91 CARR LANE.
 4. SEE DEED BOOK 116 AT PAGE 66 FOR TITLE REFERENCE.
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 7. THERE WERE NO AREAS OF EXISTING OR POTENTIAL AGRICULTURAL USE ON THE PARCEL AT THE TIME OF SURVEY.
 8. THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES, OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
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TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY
TOPOGRAPHIC ACCURACY

MEASUREMENT SPECIFICATION:
CLASS III
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 SUBDIVISION SITE PLAN.

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

DATE
COA #LS-A497

MASTER PLAN

PROPOSED SUBDIVISION SITE PLAN FOR
CHURCH COMMUNITY HOUSING CORP.

DARVEAU LAND SURVEYING, INC.
P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE 401-475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

SCALE:
1" = 20'

DRAWN BY:
S.A.K.

REVISIONS:
DATE:
MARCH 17, 2022

PROJECT NO:
2017_040

SHEET NO:
3 OF 3

PLAT 4, LOT 115
N/F
TOWN OF JAMESTOWN

PLAT 4, LOT 52
91 CARR LANE
JAMESTOWN, RHODE ISLAND