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 TYPE:

___ Minor (Conventional)  ___ Minor (Land Dev.)
___ Pre-Application  ___ Preliminary  ___ Final

___ Major (Conventional)  ___ Major (Land Dev.)
___ Pre-Application  ___ Preliminary  X  Master
___ 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)

Applicant

Name: Church Community Housing Corporation

Address: 50 Washington Square

City: Newport  State: RI  Zip Code: 02840

Phone: (401) 846-514  Email: cbelden@cchcnewport.org

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

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

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

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 [x] no
Private or public road system proposed within subdivision? [Blank line]

Comprehensive Plan Amendment Required? yes [x] no
Obtained? yes [x] no
Area identified in Comprehensive Plan as: [Blank line]
Explain: [Blank line]

Zone Change Required? yes [x] no
Obtained? yes [x] no
Explain: [Blank line]

**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.

<table>
<thead>
<tr>
<th>Section &amp; Subsection Number</th>
<th>Title of Section</th>
<th>Ordinance Requirement</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>See Attached</td>
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</tbody>
</table>
### Affordability Factor

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Market</th>
<th>Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Three Bedroom</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

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

### 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"x17" sets of architectural renderings. If submitting a digital copy, only 3 full size plan sets and 12 11"x17" 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

- [x] 2. Completed Comprehensive Permit Application Form.
- [x] 3. Filing Fee.
- [x] 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.
- [x] 5. Color photograph or legible color copy (8x10 minimum) of existing buildings and site.
- [x] 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)
- [x] 7. A proposed timetable for the commencement of construction and completion of the project. Timetable must be updated at each application stage.

**N/A**

- 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)

- [x] 9. Identification of an approved entity that will monitor the long-term affordability of the low and moderate income units.

- [x] 10. Financial pro forma for the proposed development. Pro forma must be updated and submitted at preliminary and final application stages.

- [x] 11. Architectural renderings for multi-unit buildings. (submit at master, preliminary, and final)

- [x] 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.

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

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

Christian Belden
Applicant's Signature ____________________________ Date 03/21/2022

Owner's Signature ____________________________ Date ____________________________

OFFICE USE ONLY

Certified Complete ____________________________

Incomplete Information or Comments

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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
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)
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. 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

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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

<table>
<thead>
<tr>
<th></th>
<th>In 2021*</th>
</tr>
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<tbody>
<tr>
<td>$450,000 Median Sales Price, Single Family Home, 2010</td>
<td>$649,950</td>
</tr>
<tr>
<td>$135,000 Annual Income Needed to Afford</td>
<td>$150,817</td>
</tr>
<tr>
<td>$81,667 Median family Income 2007-2011 ACS 5-year estimates</td>
<td>$111,110</td>
</tr>
<tr>
<td>$53,333 GAP</td>
<td>$39,707</td>
</tr>
</tbody>
</table>

Sources: Multiple Listing Service, Rhode Island Housing Rent Survey, Census 2010
Income needed to afford assumes spending 30% of income on housing.
For homeownership, assumes 5% down payment, includes property taxes, insurance and PMI

*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
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:
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

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
● 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, RIHousing 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 RIHousing 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
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,

[Signature]

Christian Belden
Executive Director
## Timeline

<table>
<thead>
<tr>
<th>Benchmark</th>
<th>Expected Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive Permit Final Approval</td>
<td>6/8/2022</td>
</tr>
<tr>
<td>Existing Home and Garage Listed For Sale</td>
<td>6/10/2022</td>
</tr>
<tr>
<td>Close on Sale of Existing Home and Garage</td>
<td>7/15/2022</td>
</tr>
<tr>
<td>Building Permits Issued Parcel A and B</td>
<td>8/15/2022</td>
</tr>
<tr>
<td>Start Construction</td>
<td>9/15/2022</td>
</tr>
<tr>
<td>End Construction</td>
<td>4/1/2023</td>
</tr>
</tbody>
</table>
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.ebcdrc.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: 401-596-4918
Email: clopez@westerlyhousing.org

Web: www.westerlyhousing.org
### ZERO ENERGY BUILDING DEMONSTRATION PROJECT

#### EXHIBIT B

#### PROJECT BUDGET

<table>
<thead>
<tr>
<th>Submitted by:</th>
<th>Church Community Housing</th>
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<tbody>
<tr>
<td><strong>Address:</strong></td>
<td>91 Carr Lane Parcels A and B: Two Houses</td>
</tr>
<tr>
<td><strong>Sources:</strong></td>
<td></td>
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<tr>
<td>Office of Energy Resources: REF</td>
<td>$8,671</td>
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<tr>
<td>CDBG</td>
<td>$113,500</td>
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<tr>
<td>ZEOS</td>
<td>$62,500</td>
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<tr>
<td>1 Market Rate Sale: Self Subsidizing</td>
<td>$391,251</td>
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<tr>
<td>Sales Proceeds: 2 Affordable Homeownership</td>
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<td><strong>Total Project Sources:</strong></td>
<td><strong>$915,922</strong></td>
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<tr>
<td><strong>Uses:</strong></td>
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<tr>
<td>Acquisition: Town of Jamestown</td>
<td>$150,000</td>
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<td>Construction/Rehab (should match Schedule of Values)</td>
<td>$438,821</td>
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<td>Solar Equipment Costs (Panels Only)</td>
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<td>Air Source Heat Pumps</td>
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<td>Site Work</td>
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<td>General Requirements</td>
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<td>Overhead</td>
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<td>Profit</td>
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<td>Building Permits <em>(included in construction costs elsewhere)</em></td>
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<td>Renewable Permits</td>
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<td>Bonds</td>
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<td>Contingency</td>
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<td>Architectural - Design</td>
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<td>Architectural - Supervision</td>
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<td>Solar Siting, Design Consulting</td>
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<td>Engineering</td>
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<td>Civil Engineering / Landscape Architect</td>
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<td>Energy Engineering Specialist</td>
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<td>Traffic Engineer, Hydrology Expert, Planning Expert</td>
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<td>Soil/Foundation/Geotechnical Reports</td>
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<td>Historic Consultant</td>
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<td>Financing Costs</td>
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<td>Legal Costs</td>
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<td>Insurance during Construction</td>
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<td>Utilities during Construction</td>
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<td>Taxes during Construction</td>
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<td>Sewer &amp; Water Hook Ups/Impact Fees <em>(included in constr. Costs)</em></td>
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<td>Program Administration including:</td>
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<tr>
<td>Increased On-site Construction Supervision</td>
<td>$0</td>
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<tr>
<td>Development of Operations &amp; Maintenance Manual</td>
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<tr>
<td>Prepared Final Plans &amp; Specs Available for Reuse</td>
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<tr>
<td>Costs for systems testing, monitoring, verification, certification, &amp; maintenance</td>
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<td>Educational Activities &amp; Site Visits <em>(cchc to provide free of charge)</em></td>
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<td>Developer's Fee</td>
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<td>Other: Application Fees, Plan Review Fees, Soft Cost Cont.</td>
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<td><strong>Total Project Uses:</strong></td>
<td><strong>$915,922</strong></td>
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PROPOSED HOUSE PLANS FOR:
CHURCH COMMUNITY HOUSING CORP.

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

PROJECT NO: 2017-040
REVISED: JAN. 24, 2022
DRAWN BY: S.A.K.

SCALE: 1/4" = 1'-0"
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.
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: S.A.K.
SCALE: 1/4" = 1'-0"

SHEET NO: 9 OF 10
DATE: JAN. 24, 2022
BUILDING DESIGN CRITERIA:

* WIND LOADS TO BE 100 M.P.H. (MIN.)

* LIVE LOADS TO BE AS FOLLOWS:
  (IN POUNDS PER SQUARE FOOT)
  ATTIC WITHOUT STORAGE = 10
  ATTIC WITH LIMITED STORAGE = 20
  HABITABLE ATTICS = 30
  ATTICS WITH FIXED STAIRS = 30
  BALCONIES (EXTERIOR) & DECKS = 40
  FIRE ESCAPES = 40
  GUARDRAILS AND RAILINGS = 200
  GUARDRAIL FILL-IN COMPONENTS = 15
  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 BLOW-IN CELLULOSE (20") WITH ATTIC FLOOR AIR SEALING
2. EXTERIOR WALLS
   - R-22 SINTIS PACKED CELLULOSE WITH INSULVERTING 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 EDGES
   - PVC R ABBLE & OPEN CELL FOAM INSULATION
6. BELOW SLAB
   - R-15 CLOSED CELL FOAM INSULATION
7. AIR SEALING
   - AERO BARRIER TO ACHIEVE BELOW 1 ACH (ASSUMES STARTING ACH BETWEEN 4 AND 8)

BUILDING INSULATION SEQUENCING:

1. SOFFIT DETAIL
   - R ABBLE INSTALLATION WITH SPRAY APPLIED FOAM
2. GYPSUM BOARD
   - HANG SECOND FLOOR CEILING FLAT
3. ATTIC FLOOR
   - MANUAL AIR SEAL AND BLOW-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 AERO BARRIER
6. WALL INSULATION
7. GYPSUM BOARD
   - ALL OTHER INTERIOR SURFACES

WINDOW SCHEDULE:

A - HARVEY TRIBUTE WINDOWS #2456 (APPROX. SIZE - 4'9" HIGH BY 2'6" WIDE)
B - DOUBLE HARVEY TRIBUTE WINDOWS #2456 (APPROX. SIZE - (2) 4'9" HIGH BY 2'6"
C - CASEMENT WINDOW (APPROX. SIZE - 3'0" HIGH BY 3'0" WIDE)
D - HARVEY TRIBUTE WINDOWS #2450 (APPROX. SIZE - 4'1 1/2" HIGH BY 2'6"
E - DOUBLE HARVEY TRIBUTE WINDOWS #2450 (APPROX. SIZE - (2) 4'1 1/2" HIGH BY 2'6"
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: JAN. 24, 2022
SCALE: 1/4" = 1'-0"
DRAWN BY: S.A.K.

| SHEET NO: 10 OF 10 | DATE: JAN. 24, 2022 | DRAWN BY: S.A.K. | 2017-040 | REVISED: JAN. 24, 2022 | SCALE: 1/4" = 1'-0" | Enumerated properties for building design, insulation requirements, and window schedule, along with details for the proposed house plans. |
Parcel ID: 4-115
TOWN OF JAMESTOWN
44 SOUTHWEST AVENUE
JAMESTOWN, RI 02835

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

Parcel ID: 4-24
RADO RICKY 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

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 Date: 03/21/2022

Application must be submitted 3 weeks prior to meeting

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 Comprehensive Permit Application if developing under the Low and Moderate Income Housing Act (RIGL 45-53)

Applicant

Name: Church Community Housing Corporation

Address: 50 Washington Square

City: Newport  State: RI  Zip Code: 02840

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

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 Surveyings, Inc.

Address: PO Box 7913

City: Cumberland  State: RI  Zip Code: 02864

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

Attorney

Name: Kelly, Souza, & Parmenter, PC

Address: 128 Dorrance Street Suite 300

City: Providence  State: RI  Zip Code: 02903

Phone: (401) 490-7334  Email: mkelley@ksrplaw.com
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  x  no  x  Variance  ___ Special Use Permit
Obtained?  yes  x  no
Explain: Will be obtained during comprehensive permit process

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

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

Area of development considered land unsuitable for development: N/A

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

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

Applicant's Signature: Christian Belden  Date: 03/21/2022

Owner's Signature:  Date:

Town of Jamestown Planning Department
93 Narragansett Ave. Jamestown RI 02835
(401) 423-7210
MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS MASTER PLAN CHECKLIST # 5

The applicant shall submit to the administrative officer at least three (3) blueline 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. X Name of the proposed subdivision
   2. X Name(s) and address(s) of property owner(s) and applicant(s)
   3. X Name, address and telephone number of person or firm preparing master plan
   4. X Date of plan preparation, with revision date(s) (if any)
   5. X Graphic scale and true north arrow
   6. X Plat and lot number(s) of the land being subdivided
   7. X Zoning district(s) of the land being subdivided. If more than one district, zoning boundary lines must be shown
   8. X Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines
   9. X Area of the subdivision parcel(s) and proposed number of buildable lots, dwellings or other proposed improvements
   10. X Location and dimensions of existing property lines within or adjacent to the subdivision parcel, easements and rights-of-way
   11. X Location, width and names of existing streets within and immediately adjacent to the subdivision parcel
   12. X Names of abutting property owners and property owners immediately across any adjacent streets
   13. X Location of wooded areas, open meadows, significant wildlife habitats, tree lines, hedgerows and/or stone walls and notation of existing ground cover
14. X Location of wetlands, watercourses or coastal features present on or within 200 feet of the perimeter of the subdivision parcel

15. X Areas of agricultural use, existing or potential (article II)

16. X Existing topography with minimum contour intervals of two feet

17. X 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. X Proposals, if any, for connection with existing water supply and sanitary sewer systems or a notation that wells and ISDS are proposed

19. X Provisions for collecting and discharging stormwater

20. X Location of community landmarks, historic cemeteries, historic structures on or immediately adjacent to the subdivision parcel(s)

21. X Location of scenic views to, from or within the parcel(s)

22. X 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. X Base flood elevation data

24. X 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. X Filing fee: $300.00, plus $50.00 per acre

2. X An aerial photograph or a blueline copy of an existing aerial photograph of the proposed subdivision parcel and surrounding area

3. X 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. X An estimate of the approximate population of the proposed subdivision

5. N/A Proposed phasing, if any
6. **X** Site analysis (see article XIII, section G.)

7. **X** 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: _____

D. ____ Building official
   Date: _____

E. ____ Solicitor
   Date: _____

F. ____ Conservation committee
   Date: _____

G. ____ Police department
   Date: _____

H. ____ Fire department
   Date: _____

I. ____ 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: _____
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

<table>
<thead>
<tr>
<th>Unit Summary:</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Square Footage</th>
<th>Est. # Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot A: Aff.</td>
<td>3</td>
<td>1</td>
<td>960</td>
<td>2</td>
</tr>
<tr>
<td>Lot B: Aff</td>
<td>3</td>
<td>1</td>
<td>960</td>
<td>3</td>
</tr>
<tr>
<td>Lot C: Market Rate</td>
<td>4</td>
<td>2</td>
<td>2,088</td>
<td>4</td>
</tr>
<tr>
<td>Total:</td>
<td>10</td>
<td>4</td>
<td>4,008</td>
<td>9</td>
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