

Planners examine a new commercial building proposal

By Michaela Kennedy

The Planning Commission offered advice and opinions on a major land development project being proposed for the southeast corner of Howland and Narragansett Avenues at their March 21 meeting.

William Burgin, the architect representing property owners Allan and Nancy Randall, showed a rendering of the existing house on Narragansett Avenue moved to the back of the lot facing Howland Avenue, and a new building facing Narragansett Avenue. Burgin also showed a floor plan with a covered porch and two first floor units, or one large unit. The second floor

would also be offices.

The ordinance requires a mixed use variance.

John Murphy, attorney for the Randalls, noted that the ordinance calls for a zero-foot setback. Murphy clarified there would be a mixed use on the property, "but not in the new building, which will be a single use."

Commissioner Richard Ventrone complained that the size of the building did not "fit within the character of the town now." He referred to the comprehensive plan that calls for compatibility with the downtown village character. Girard agreed that the design was

too large for the area.

Commissioner Jean Brown defended the design, and called Randall's work "impeccable." Commissioner Michael White also favored the design.

Commissioner Barry Holland praised the applicant for making best use of the lot by designing the largest building possible. "It's got some square footage. So what? It's a downtown business," he added.

Commissioner Victor Calabretta complimented the commercial building design, calling it "a fine addition to the town." He called for a resolution to the parking problem in the plan, however, which showed fewer parking spaces than required by the ordinance. Calabretta asked if a financial burden would result if the building size were scaled back.

Burgin reminded the board that he did not go to the maximum building size allowed by ordinance. "In the long run, we've got virtually no space for business expansion. Certainly you could build a much smaller building with more parking spaces, but is it best use?" Burgin said.

Commissioner Betty Hubbard told the group that when the

ordinance was changed in 1995, the zero-foot setback was left in the document. "The first thing we talked about was that we wanted a pedestrian-friendly design," she said.

Randall stood up to explain his plan to move the residential house over to the residential road, and position the commercial building on the main road. "Maybe it's a change the downtown is ready for. Sure, it was nice to sit there when the horses went by. But we have a very busy downtown nowadays," he said.

Girard noted that the commission works with the community plan, and all were considering what was best for the town. "It's a critical time for Jamestown," he said. Murphy said it was "some-what wrong" to interpret the community plan as "against big."

In other business, the Planning Commission reviewed a draft which will be used to advertise for consultants interested in developing commercial district design guidelines.

According to the request, the chosen consultant will help the town with a general update of the zoning ordinance, development of

architectural guidelines to be applied to the downtown commercial districts, and review of applications in the commercial and public districts.

Town Planner Lisa Bryer asked the planners for overall comments on the proposal. She noted that Town Solicitor Peter Ruggiero suggested a time frame be included for the selection and for the work. She also said the person making the decision, and the name of the person interviewing the applicants should be included in the request. Commission Chairman Gary Girard stressed the importance of a timeline for the work.

"It's critical that we get out of it what we want to get out of it" Bryer said.

The second meeting next month, April 18, has been cancelled.

J.H. Breakell & Co.
NEWPORT, RHODE ISLAND
Exquisite handcrafted 14K and sterling silver jewelry.

A cross between traditional and elegant.

128 SPRING ST. NEWPORT, RI 02840 | WWW.BREAKELL.COM | 401.849.0195
OPEN MONDAY - SATURDAY 9-5, SUNDAYS 12-5

Women's Club scholarships offered

The Jamestown Women's Club is accepting applications for two, \$500 annual scholarships. The scholarships will be awarded to two Jamestown senior high school students who are planning to further their education.

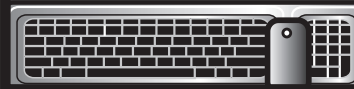
Scholarship applications are

available at the library and should be returned to Jamestown Women's Club, PO Box 412, Jamestown, RI 02835, before the May 12 deadline.

For the record

The cost of a fire tanker, as recommended in the budget proposal for the year to start July 1, is \$190,000. The tanker is expected to be acquired through a five-year lease purchase with interest costs projected to total \$22,200. The annual cost was listed incorrectly in the Jamestown Press March 15.

Place your ad here
REACH MILLIONS ONLINE
All for one price!
Call 423-3200



MURPHY'S LAW

"Political people are adroit at arguing that anything and everything that happens, or does not happen, demonstrates the wisdom of whatever they want."

— George F. Will

...

Then again, the most revered persons in this nation's history were "political people." And the ability castigated by George Will is sometimes called leadership.

...

Will does, however, make a good point in reminding us that a person's First Amendment Right to unlimited political expression is abridged by limits on the money necessary for political communication in the same way a person's right to travel would be abridged by a law restricting the amount a person can spend on gasoline or plane tickets.

Brought to you as a public service by

MORNEAU & MURPHY

ATTORNEYS

77 Narragansett Avenue

Jamestown, RI 02835

(401) 423-0400

e-mail: johna@Murphys-law.net

WeatherAll paint is tough. Finding the right color is easy.

True Value's WeatherAll Paint comes with a 25-year warranty. So you'll want to get just the right color for your home. And with our paint department featuring Color Made Simple, we'll make that easy for you to do. With exclusive color selection tools and helpful Certified Color ExpertsSM, you'll have just what you need to select your perfect shade. Finding your color is simple.

COLOR
made simple.



5 Narragansett Avenue • 423-2722

truevaluepaint.com

True Value
START RIGHT. START HERE.SM

YANKEE Kitchen Remodel by **HOUSEWRIGHTS**

CHRYSALIS AWARD WINNER
Best Kitchen

Robert Van Cleef, Master Builder—RI Registration #10
(401) 423-3800
yankeehousewrights.com