

PLANNING COMMISSION MINUTES

February 4, 2004

7:30 PM

**Jamestown Library**

The meeting was called to order at 7:38 p.m. and the following members were present:

Gary Girard                      Andrew Kallfelz  
Victor Calabretta              Jean MacGregor Brown  
Barry Holland

Not present:

Betty Hubbard  
Sue Barker

Also present:

Lisa Bryer, AICP – Town Planner  
Cynthia Reppe – Recording Clerk  
Stuart Sanderson  
Daniel Cotta – PE American Engineering Inc.  
Riley Lamson

**I. Approval of Minutes from January 21, 2004**

A motion was made by Andrew Kallfelz and seconded by Victor Calabretta to accept the minutes as written. So unanimously voted. Jean MacGregor Brown Abstains.

**II. Correspondence**

1. CRMC – Assent – Eugene Liberati, 317 Oaklawn Ave, Cranston, RI 02920; to construct a residential boating facility to consist of a 4'x118' +/- fixed timber pier, a 6'x17' ramp and (8'x8.75') 150 sq. ft. float. The pier will extend to 63 ft. beyond (MLW) requiring a 13 ft length variance. Plat 7 Lot 139 40 Seaview Ave., Jamestown,RI. Received

**III. Citizen's Non Agenda Item – nothing at this time**

**IV. Reports – nothing at this time**

1. Town Planner's Report
2. Town Committees
3. Sub Committees

**V. Old Business**

1. Release of Bond – Highland Meadow- major 9 lot subdivision – Hamilton Ave. and Meadow Lane

A motion was made by Commissioner Calabretta and seconded by Commissioner Girard to release the remaining security funds (letter of credit) for improvements at this subdivision subject to:

1. final written certification from the Public Works Director,
2. receipt of current as-built plans, and
3. posting of a \$10,000.00 maintenance guarantee for a period of one year.”

So voted:

Gary Girard – Aye

Andrew Kallfelz – Aye

Victor Calabretta – Aye

Jean MacGregor Brown – Aye

Barry Holland – Aye

*This motion passes by a vote of 5-0*

Commissioner Girard made a motion that was seconded by Commissioner Calabretta to take New Business 1 before Parking. So unanimously voted.

2. Downtown Parking Plan – Review of Conclusions and Recommendations – Final Report – continued after New Business

## **VI. New Business**

1. Stuart Sanderson – 78 Narragansett Ave – 2 lot minor subdivision

Engineer Dan Cotta presented the plan to the Planning Commission. The house remaining on the one lot meets the set back and zoning requirements. Physical access will be from Narragansett Ave. The owner has not been in touch with DPW regarding potable water for the newly created lot. Mr. Cotta stated that there is not a plan for the proposed vacant land at this point. Commissioner Girard stated that it would help the planning commission to know what was going to be proposed on the vacant land. The existing house would possibly be renovated and there are no plans to take the house down. Commissioner Girard also stated that the way in which the lot lines are configured will be creating an irregularly shaped lot. Commissioner Calabretta stated that his concern is that long range if it was sold or used in the future for office space there would not be enough space for parking because the house and garage are being carved out too closely. Commissioner Girard stated that this issue will be continued until the next meeting at which time the applicant will be able to obtain a letter from Mr. Goslee, director of public works stating that they will have potable water, and Town Planner Lisa Bryer will have a draft motion prepared that will include conditions for approval related to vacant lot curb cuts, and on site drainage and several other issues related to site development as discussed.

Town Planner Lisa Bryer stated that the Historical Society at a previous meeting mentioned having an ordinance that deals with structure demolition and several Commissioners are concerned about the issue of saving historic structures. She inquired whether any Commissioners feel this should be a condition of approval. There was no consensus.

2. Strategic Affordable Housing Plan – selection of liaison to AHC

This will be done when the Town Council makes their appointments to the Planning Commission.

**V. Old Business - continued**

1. Downtown Parking Plan – Review of Conclusions and Recommendations –  
Final Report

A brief discussion ensued regarding the plan and the commission decided to review and make final comments that will be sent to Town Planner Lisa Bryer by Monday and incorporated into the plan. Commissioner Girard wants this plan finalized at the next meeting.

A motion was made by Commissioner Calabretta and seconded by Commissioner Kallfelz to adjourn the meeting at 8:55 p.m. So unanimously voted.

Attest:

Cynthia Reppe

*This meeting was recorded on 1 micro-cassette*