

PLANNING COMMISSION MINUTES

May 19, 2004

7:30 PM

**Jamestown Library**

The meeting was called to order at 7:36 p.m. and the following members were present:

Gary Girard	Andrew Kallfelz
Betty Hubbard	Victor Calabretta
Jean MacGregor Brown	William Kelly
Barry Holland	

Also present:

Lisa Bryer, AICP – Town Planner  
Cinthia Reppe – Recording Clerk  
Sav Rebecchi  
Pat Bolger

**I. Approval of Minutes from May 5,2004**

A motion was made by Commissioner Kallfelz to approve the minutes as amended; Commissioner Kelly seconded it with the following changes;

Page 3 middle of the page strike after, Commissioner Kallfelz made a motion to have Lisa Bryer and Richard Pastore find an expert to ~~conduct the study and the applicant help to design~~  
Add **prepare a proposal** for the scope of work.

Page 4 start a new paragraph with **A general comment** from Lisa Bryer Town Planner **stated** that it is not the **Planning Commissions** job to re design this application.

Page 4 last sentence strike when houses are built they join the association ~~to stop development.~~

This still gives us the best chance to ~~insure safety~~ **preserve and protect the resources.**

Page 6 middle of the page under Commissioner Hubbard comment, strike ~~down~~ add **perpendicular to contour lines.**

Page 6 number 2 of motion strike and ISDS and as-

Add **So voted:**

<b><u>Gary Girard – Aye</u></b>	<b><u>Andrew Kallfelz – Aye</u></b>
<b><u>Betty Hubbard - Aye</u></b>	<b><u>Victor Calabretta – Aye</u></b>
<b><u>Jean Brown – Nay</u></b>	<b><u>William Kelly – Aye</u></b>
<b><u>Barry Holland – Aye</u></b>	

**Motion carries by a vote of 6-1**

So unanimously voted.

**II. Correspondence**

1. CRMC – Amended May 2004 Calendar - Received

### III. Citizen's Non Agenda Item

Mr. Rebecchi asked if there was a follow up to the question of the property on Beacon and Spirketing being developed and having fill brought in. Town Planner Lisa Bryer stated she spoke to the solicitor regarding this matter and they will close the loop hole with the proposed changes to the high groundwater ordinance. Commissioner Kallfelz stated we should send a letter to the Town Council regarding this issue asking them if they want the Planning Commission to work on it. Commissioner Calabretta asked, are we sure this is not addressed in the code of ordinances already? This issue will be put on the agenda for the next meeting. Charlotte Zarlengo stated this was a holding area for large amount of water now it flows down Ferry St. since the fill has been brought in.

### IV. Reports

#### 1. Town Planner's Report

Lisa Bryer Town Planner received in the mail today a notice that our Comprehensive Community Plan has been approved. They will be doing a presentation in June with the Town Council and she will let the Planning Commissioners know when it will be.

#### 2. Town Committees

- a. Harbor – Commissioner Kallfelz stated, that a Kayak rack was being proposed in East Ferry Harbor, the boy scouts will build it, they will come back with a plan and donated materials. There will be some new moorings put in, 11 East ferry, 6 in West Ferry area and the potential for 40-50 more. Commissioner Hubbard asked, are these the ones that are by the bridge that people do not wan because there is no access to them? Commissioner Kallfelz stated there is not a single mooring that has not been filled. Commissioner Calabretta asked if there were any discussion about increasing the moorings without landside support because this is now part of the State accepted Comp Plan. Commissioner Kallfelz stated there was not but he will bring it up at the next meeting. Commissioner Calabretta, should it come from the council? Pat Bolger - staying within the 700 limit is not a requirement to require parking with moorings. Lisa Bryer said that all development and Town plans should all be consistent with the Comp Plan. Town Councilor DiGiando stated that if the Planning Commission has concerns they should address it and send a letter to the Harbor Commission. The town is currently below the maximum limit of moorings, the Harbor plan states 700 moorings. Town Planner Lisa Bryer stated that the Planning Commission should send a letter to the Town Council if they wish to point out this issue. It was the consensus of the Planning Commission that the Town Planner draft a letter for their review at the next meeting.

#### b. Buildings and Facilities

Next meeting is Tuesday May 25<sup>th</sup>.

#### c. Others

Commissioner Holland reported that the Tree Warden, Dave Nickerson, is frustrated over an ordinance that was endorsed by the Planning Commission that went to the Town Council last October. At that time the Solicitor felt that the amendments were

not consistent with State Law and the Tree Warden reported that the Town Solicitor was not returning his phone calls because he was supposed to get with the Chairman of the Tree Committee to discuss the issue.

### 3. Sub Committees

## V. Old Business

Nothing at this time.

## VI. New Business

1. Fort Getty Master Plan – Discussion and Suggestions for Fort Getty Committee  
Commissioner Hubbard stated that as residents and Planners the Ft. Getty committee wants to know what their perception is of Fort Getty and what they would like to see at Fort Getty. They are looking at a way to increase the use of Fort Getty by the residents. Most Residents don't want to intrude on the campers, that is how they are made to feel when they go there in the summer. Commissioner Hubbard also wants to know which uses are desirable and appropriate for Fort Getty in the Planning Commissioner eyes.

She has worked with the historical society and Walter Schroeder. They are happy about working on this study. Town Planner Lisa Bryer handed out a draft of potential uses of Fort Getty for discussion. It was based upon discussion at the last Ft. Getty meeting.

Overall Goal:

Continue to develop Ft. Getty as a multi-use Town park facility keeping in mind revenue for the Town and compatibility of uses

Potential strategies for the Park could include:

1. Increasing amenities/uses that will increase Town resident usage of the park.

Uses could include:

- a. Sailing program
  - b. Summer camp program
  - c. Walking paths/trails
  - d. Picnicking areas
  - e. Bike racks
  - f. Smaller pavilion type facility for family functions
  - g. Indoor active recreation facility
2. Coordinating with Harbor Management Commission and enhance water dependent uses at the park
    - a. Expansion of pier to include expanded boater use including access to boats at Dutch Harbor (moorings)
    - b. Dingy storage dock
    - c. Touch and go dock
    - d. Kayak/windsurfing storage/dock

3. Increase public access
4. Upgrade pavilion
5. Upgrade facilities – bathrooms, parking
6. Upgrade appearance of park
7. Enhance parking area down by trail or elsewhere
8. Achieve a continued positive financial impact to the Town and look to develop a self-sustaining facility operating as an enterprise fund
9. Develop and interpret the existing historic features
10. Possible amphitheater area for concerts

The Planning Commissions task is planning a vision for the town.

On June 10<sup>th</sup> a public forum will be held at the Library, any concern, ideas, and issues, will be discussed there. Commissioner Calabretta asked if we are assuming we are going to develop Fort Getty? Is there a need for more recreation facilities in Jamestown? Are we developing for development sake or are we basing this on need? Lisa Bryer stated that the committees recommendations are based upon need and that many of these ideas also came from the previous plan. A discussion about improvements to the campground and facilities ensued and the Pavilion was discussed. The expense from the engineering study would be so great it has not been done yet as far as replacing the roof structure. The study will cost \$45,000. Commissioner Kallfelz asked how much money does it generate? Net for the whole park is about \$250,000, stated Pat Bolger a member of the Committee, which works out to approximately .16 cents per thousand on our tax base. A discussion ensued and the comments that were made included most of the commissioners and residents feel that the campground area is off limits in the summer and when they have on occasion gone out there they felt as though they are intruding on private property. Commissioner Brown stated that she is very excited about this committee working on new ideas for the residents and that it is a fantastic area for more recreation activities including an expanded summer camp program. The consensus of the Planning Commission was that this is great that the committee is moving forward with the Master Plan. Commissioner Hubbard asked the commissioners to e-mail her if they want more information and that she will give reports from the meetings at each Planning Commission meeting.

## 2. 2003-2004 Planning Commission Work Plan

Town Planner Lisa Bryer handed out a the action plan related to the Planning Commission from the Comprehensive Plan and the Commission reviewed the items that were accomplished in 2003. The parking plan has been completed. The Affordable Housing Plan is in process at this time. An ordinance relating to Aquaculture was drafted. A discussion regarding Bike paths ensued and Commissioner Calabretta reminded the Commission that the last time this was on the table the residents opposed it. The following is a prioritized list of the work plan for 2004 into 2005;

1. Affordable Housing – Accessory Apartments – in process

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2. Recreation and Open Space Plan – in process
3. Development Plan Design Manual (including exterior lighting)
4. Greenways – Bike Path
5. Demolition Permit

A motion to adjourn was made by Commissioner Brown and seconded by Commissioner Calabretta at 9:27 p.m. So unanimously voted.

Attest:

Cynthia Reppe

*This meeting was recorded on 1-micro-cassette*