

PLANNING COMMISSION MINUTES

May 17, 2006

7:30 PM

Jamestown Library

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

Gary Girard	Victor Calabretta
Betty Hubbard	Barry Holland
Richard Ventrone	Michael White

Not present – Jean Brown

Also present:

Lisa Bryer, AICP – Town Planner
Cynthia Reppe – Recording Clerk
Steven King
Rich Sciola
Ed Furtado
Christopher Tuck
Mr. and Mrs. Brian Petit
Raymond & Karyne Bazanno
Matthew Viana – Engineer, Northeast Engineers Inc.
Robert Ornstein – Arris Design
Laurence Peltier
Jeremy Edwards
Kevin Baker

I. Approval of Minutes from May 3, 2006

A motion was made by Commissioner Hubbard and seconded by Commissioner Calabretta to accept the minutes with the following change:

Page 2, under Reports, b. Fort Getty, add Fort Getty **Land Use** plan has been accepted by...

So unanimously voted.

II. Correspondence

1. DEM – Notice of procedure - for review of Proposed ISDS Requiring Variance from ISDS Regulations – Insignificant Alteration Permit to freshwater wetlands - Martha Harris – Plat 16, Lot 65. Received

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

IV. Reports

1. Town Planner's Report

2. Chairpersons report

Reminder that tomorrow May 18th there is a meeting with the Town Council and Zoning Board to discuss the High Groundwater Ordinance and Ferry St.

3. Town Committees

a. Harbor

b. Fort Getty

c. Buildings and Facilities

Town Planner Lisa Bryer said the committee hopes to meet next week to discuss the Town Hall and stated it will be going out to bid in the next week and awarding the bid is contingent upon the bond being approved June 5th at the Financial Town Meeting.

d. Others

4. Sub Committees

V. Old Business

1. Evelyn F. Furtado – Preliminary Review - 2 lot Minor Subdivision with Waivers, Plat 8, Lot 753 – Luther St. – continued.

Commissioner Calabretta recuses himself and leaves the table.

Steven King the engineer presented the plan and stated that Mike Gray, Town Engineer reviewed the plan and everything is in order with the addition of the applicant adding an 8 inch sewer pipe instead of a 6 inch. The question is in regards to future development. The town engineer said it is not an issue. Commissioner Hubbard doesn't understand why there is a desire to make it a street. Why not make it a private drive? The applicant had two options, they have to create frontage for the two lots or request a variance for no frontage. They chose to create a private road and receive a waiver from the Planning Commission instead of requesting a variance from the Zoning Board. Is it possible for these lots to be further subdivided? The applicant Mr. Furtado said there would be no objection to saying there could not be further subdivision.

Commissioner Girard made a motion that Commissioner Ventrone seconded to reassign this application to major review for the purposes of granting waivers and combine the Master Plan and Preliminary phases of review including the hearings for June 7th, 2006. So voted:

Gary Girard – Aye

Betty Hubbard – Nay

Barry Holland – Aye

Richard Ventrone – Aye

Michael White – Aye

Motion carries by a vote of 4-1

2. Petit Residence – AP 3 Lot 168 - Zoning Ordinance Section 314 Sub District A Review, High Ground Water Table-Impervious Overlay District – New dwelling Catamaran & Seaside Dr. – continued. Recommendation to Zoning Board

Chris Tuck the architect presented the plan to the board. Commissioner Girard wanted to know where the roof leaders are. Commissioner Hubbard asked Mike Gray about receiving the revised plans. Mike Gray stated that he does not have a problem with this plan or the original plan and it appears that the board is trying to eliminate the open ditch of the original plan and they have changed that to the way the board wanted. The site is now grass stated Mike Gray, Town Engineer and will stay that way after grading.

Commissioner Ventrone questioned the 3 car garage. Mr. Petit said his wife is a special education teacher and they need the space for school supplies and 2 cars. Ventrone said approving a 3 car garage is against what he thinks should be approved and maybe the house should be designed to fit into the neighborhood. Commissioner Hubbard asked if we have in the zoning ordinance a size limit for a garage, Lisa Bryer said there is no limitation if it is attached to the house. Commissioner Hubbard said under an acre we have been asking for a reduction in house size.

Mr. Petit asked what is the true objection to the size of the house and 3 car garage. Mr. Petit said they have been planning for the last 25 years and now they want to match the environment that they are building for and contribute to the beauty of the area. Town Planner Lisa Bryer said the Commission has approved up to 10% impervious cover previously and this application is 9% coverage of the lot because they were proactive in purchasing the adjacent lot. Mr. Petit said they respect what is required aesthetically and environmentally. Commissioner Holland said in general they have tried to minimize and in this case he does not object since they have acquired an additional lot and are under 9% with a 3 car garage. Commissioner Calabretta said you have to treat each lot individually and he is impressed with the design and drainage and is in favor of this application.

Where the house is located it precludes future subdivisions and the possibility of 2 houses later on. Commissioner White agrees with Calabretta and says yes the home is large but it fits in with the property in the area. The garage is big but fits the house and the area. Commissioner Girard says because of the lot coverage he will not object to the size of the garage.

A motion was made by Commissioner Calabretta and seconded by Commissioner White to recommend to the Zoning Board that this be approved with the drainage changes that they most recently submitted on May 1, 2006. So voted:

Gary Girard – Aye	Victor Calabretta – Aye
Betty Hubbard – Aye	Barry Holland – Aye
Richard Ventrone – Aye	Michael White – Aye

Motion carries by a vote of 6-0

3. 10 Narragansett Ave – Plat 8 Lot 169 - Development Plan Review – Recommendation to the Zoning Board – continued. Recommendation to Zoning Board

Raymond Bazzano the owner of the property mentioned that Mr. Bruce McIntyre his attorney will not be here tonight since he had a family emergency and was called out of state. He stated they sent some supplemental information to the Commission and they brought with them some of the materials that were asked for at the last meeting. Commissioner Girard asked about what happened at the Board of Water and Sewer meeting on Monday night. They have approval for 160,000 gallons of water per year and Commissioner Ventrone asked what will happen if you go over the amount? Mr. Bazzano said that they would shut the water off and also if that happened than they would use cisterns for water and have discussed adding a well. Commissioner Ventrone asked how many people live there now and how much water are they using? There are currently 10 bedrooms and in the future there will be 16 bedrooms. It was questioned that with double the amount of people how are you going to use the same amount of water that you are using now. They are going to put in more water efficient fixtures stated Mr. Bazzano.

A lengthy discussion ensued regarding the amount of people living in the apartments now and potentially more people moving in and how much more water will be used.

Mr. Bazzano said a study was done with the help of Denise from Steve Goslee's office and they came up with the amount of usage. According to Town Councilor Julio DiGiando they will have their water shut off if they go over the amount of usage allocated in the approval.

Commissioner Calabretta asked, "Are we the ones that are supposed to decide if there is enough water there and is this any of our concern?" We should be reviewing the site plan. The planning commissions purview is in other areas and that is what needs to be discussed. Lets discuss the planning issues stated Commissioner Calabretta.

Mr. Viana presented the plan, which shows taking the drainage and tying it into the states drainage system. Mr. Matt Viana from Northeast Engineers made a presentation to the Commission with the design they prefer. Mike Gray has been working with Matt Viana on this project and is happy to see they are submitting one option instead of four. Commissioner Calabretta asked about sub drains and feels these are loose ends. Commissioner Calabretta asked are we going to approve something that does not show sub-drains? Mr. Viana said he has never had to provide such detail at this level indicating drawings of sub-drains. Commissioner Girard said this is a unique situation and the impact to the area could be tremendous. What you are proposing is dependent on the proper drainage of the property. They want to see a plan with sub-drains. Mr. Viana said any discussion can be added as a note and a stipulation. Commissioner Girard said we want to see everything on paper before we give approval. We want to see it all submitted. Commissioner Ventrone wants to see everything first before approvals. All the data has to be submitted to Mike Gray first before they review it.

Commissioner Girard wants to address all the concerns first. He asked about the affordable housing issue, he wants to see an irrevocable letter or a bond and if 24 Narragansett does not happen than there is an adequate sum of money to build two units. This amount will be based on what Church Community Housing recommends. This matter will be continued to a future meeting. Mr. Bazzano wants to present the building materials they are going to use.

Mr. Orenstein from Arris Design presented the materials and a discussion ensued between the Planning Commissioners and the architect. Commissioner Hubbard questioned the grates. Commissioner Girard suggested a couple of courses of granite to keep the shells in the driveway area. This matter will be continued to a future meeting.

VI. New Business

1. Peltier Residence – Plat 15 Lot 52 - Zoning Ordinance Section 314 Sub District A Review, High Ground Water Table-Impervious Overlay District - New Dwelling Hull St.

Jeremy Edwards is the future son in law of the applicant, Mr. Peltier and stated he received the memo and they are looking at building the plans presented in either stick built or modular. This is the first time Mr. Edwards has built a house so this is all new to him.

Mr. Peltier said they have state approvals for an ISDS already. Commissioner Calabretta said on the drawings it shows a crawl space but the supplemental drawing is a slab on grade and that is a better idea but take the slab and see if the house fits, it will be a better option for the applicant. There is a discrepancy around the finish grade around the house. The planning commission wants to minimize the amount of fill. If they use the slab plan Commissioner Calabretta is in favor of it. Commissioner Calabretta wants to see 1 set of plans submitted with the recommendations made tonight and then it will look fine to him. This application is continued to a future meeting after the plans are submitted.

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A motion to adjourn was made by Commissioner Calabretta and seconded by Commissioner Holland at 10:05 p.m. So unanimously voted.

Attest:

Cynthia Reppe
Recording Clerk

This meeting was recorded on 1 micro-cassette