

Approved As Amended
PLANNING COMMISSION MINUTES
December 17, 2014
7:00 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order at 7:00 p.m. and the following members were present:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary	Mick Cochran
Michael Jacquard	Bernie Pfeiffer
Michael Smith	

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Assistant
Wyatt Brochu – Town Solicitor
Mike Darveau – Darveau Land Surveying

II. Approval of Minutes December 3, 2014

A motion was made by Commissioner Enright and seconded by Commissioner Cochran to accept the minutes as written. So unanimously voted.

III. Correspondence – nothing at this time

IV. Citizen’s Non Agenda Item – nothing at this time

V. Reports

1. Town Planner’s Report
2. Chairpersons report
Commissioner Swistak asked Lisa Bryer about the request from the Conservation Commission chair Maureen Coleman regarding the Conservation Development Amendment. This will be on a future agenda.
3. Town Committees
4. Sub Committees

VI. Old Business

1. Norton H. Reamer 2002 Trust – Plat 12, Lot 29 - Hull Cove Farm Rd. & Beavertail Rd.2 lot Minor Subdivision – Partial Release of Bond

Town Planner Lisa Bryer updated the planning commission and noted that they have met all the conditions of final approval. They are looking for a \$70,000 release of the original \$100,000 bond. The applicant would like to save the final grading until the spring. The water line has been completed and Wyatt Brochu has reviewed all the legal documents.

The TRC recommended the Planning Commission approve this on Monday December 15, 2014 after they reviewed it.

Mike Darveau said the water line has been installed (6 inch pipe, pressurized, chlorinated) The road has been rough graded. The plan was to put the line in and finish the road but because of some timing issues and the time of year right now they have decided to put it off until Spring. The Abutters have been consulted, along with the engineers ~~it will be rough graded and some gravel put down.~~ They have worked out a schedule with all involved including the Goodman's, whose home is being constructed currently. Mr. Clark, the excavator will come to replace the temporary shale fill in the road with appropriate gravel fill in between Christmas and New Years to do a pre final grade and will check on it throughout the winter before the final road is put in.

Commissioner Cochran asked about the fire hydrants, there are three new hydrants that have been installed. They have coordinated with the fire department. Who tests the water line Swistak asked? An outside company. Their engineer is responsible for signing off on the road, because it is not public it is up to them and Mike oversees it. Applicant has turned over the water line to the town. Wyatt said the applicant has provided the things needed.

There are only a few things left before the final \$30,000 is released and it ~~does~~ has to come before the planning commission. When they record the easement his opinion letter has to be brought up to date, suggested Wyatt Brochu.

Commissioner Pfeiffer made a motion that was seconded by Commissioner Pendlebury in the matter of Norton H. Reamer 2002 Trust - Plat 12, Lot 29 – Hull Cove Farm Road & Beavertail Road - 2 lot Minor Subdivision with a water line extension:

To accept the finding of the Technical Review Committee held December 15, 2014 which found the principal had met the requirements of the Preliminary Approval dated July 24, 2014. The Planning Commission authorized the Finance Director, Christina Collins to release \$70,000 of the \$100,000 guarantee and that \$30,000 is sufficient to cover the cost of remaining improvements.

So voted:

Michael Swistak –Aye

Duncan Pendlebury – Aye

Rosemary Enright –Aye

Mick Cochran - Aye

Michael Jacquard - Aye

Bernie Pfeiffer - Aye

Michael Smith Aye

Motion carries 7-0

VII. New Business – nothing at this time

VIII. Adjournment

A motion to adjourn at was made by Commissioner Enright and seconded by Commissioner Cochran at 7:18 p.m. So unanimously voted.

Attest:



Cynthia L. Reppe