

Approved As Written
PLANNING COMMISSION MINUTES
June 3, 2009
7:30 PM
Jamestown Town Hall
93 Narragansett Ave.

The meeting was called to order at 7:32 p.m. and the following members were present:

Gary Girard	Michael Swistak
Jean Brown	Barry Holland
Richard Ventrone	Alexandra Nickol
Nancy Bennett	

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Assistant
Nikki Andrews – Applicant and Project Engineer

I. Approval of Minutes May 20, 2009

A motion was made by Commissioner Ventrone and seconded by Commissioner Swistak to accept the minutes with the following changes: recommended by Commissioner Bennett:

Page 1 under also present:

Bill Ritter, John Upton, Arthur Milot, Quenton Anthony, Rosemary Enright, Kim McDonough, Abby Campbell King, Jack Hubbard, Ken Newman

Page 2, 1st paragraph add – approved the legal relocation of the Holly St. right of way that will...

Page 7, 6th paragraph – add, **Commissioner Bennett asked How many properties have been renovated or developed each year for the last 5 years? Of the other communities how big are they?**

Commissioner Holland noted the changes:

Page 4, William Johnstone – His property was is completely under water

Page 4, last paragraph – Commissioner Holland asked the solicitor – one of his concerns is ~~it does~~ **the plans before us do** not show the new administrative subdivision.....

Page 5, 3rd paragraph last sentence – there are not ~~no~~ surprises...

Page 5, 7th paragraph - Mr. Palumbo asked if they can ~~we~~ combine preliminary....

So unanimously voted.

II. Correspondence

1. CRMC – Residential Assent - Thomas Monroe – 15 Seaside Dr. Jamestown RI; install 1200 lb capacity boat lift at the terminus of the existing dock. Received
2. CRMC – Residential Assent – Fowler’s Rocks, LLC – 340 East Shore Rd. Jamestown RI; install 1200 lb capacity boat lift at the terminus of the existing dock. Received
3. FYI – Letter from Jamestown Conservation Commission. Received

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

IV. Reports

1. Town Planner's Report
2. Chairpersons report

Commissioner Girard let the commission know that there will be 3 vacancies coming up for the planning commission in December and that if the members know they want to be reappointed or they are not seeking reappointment to please let the Town Clerk know in writing either way. He also appointed Alexandra Nickol and Barry Holland to the nominating committee for elections of officers at the next meeting.

3. Town Committees
 - a. Harbor
 - b. Fort Getty
 - c. Buildings and Facilities
 - d. Tree Preservation and Protection
 - e. Affordable Housing Committee
 - f. Wind Energy
 - g. North Rd. Bike Path Committee
4. Sub Committees

PUBLIC HEARINGS - Continued

1. Jean A. & Stephen L. Brown - 35 Howland Ave. Plat 9, Lot 187 – Minor 2 lot Subdivision with Street Creation

a) Letter from Stephen L Brown – Withdraw of Application

A motion was made by Commissioner Ventrone and seconded by Commissioner Holland to accept the withdraw of the application. So voted:

Gary Girard - Abstain	Michael Swistak - Abstain
Jean Brown - Abstain	Barry Holland - Aye
Richard Ventrone - Aye	Alexandra Nickol - Aye
Nancy Bennett - Aye	

2. VP Enterprises LLC – Dutton Plat 1, Lot 61 and a portion of Lot 244 Minor 3 lot Subdivision with Private Street Extension of Prospect Ave.

Attorney Palumbo faxed a memo to the Planning Department in the afternoon of June 3, 2009 asking for a continuance of the public hearing until the June 17th 2009 meeting. A motion was made by Commissioner Bennett that was seconded by Commissioner Girard to Continue the public hearing until the next meeting. So unanimously voted.

V. Old Business – nothing at this time

Commissioner Swistak recused himself from the next issue and left the table.

VI. New Business

1. Clinton Corners – Plat 9, Lot 193 – Minor 3 lot Subdivision Preliminary Review

Applicant Nikki Andrews presented for the application. She is an Engineer for Environmental Planning and Surveying. The existing house is actually two distinct portions. The new portion of

the building (to the west) is in significant disrepair and will be removed and the original house renovated. Then two lots will be created and a duplex will be on each lot. She will not be asking for any variances. On Lot 2 a tree will be removed, it has been inspected by an arborist and is diseased and it will therefore be removed. There are 2 sheds in rear of property that will be removed since they are in disrepair.

Drainage calculations were done so there would not be negative impact to neighboring property. She is preserving as much pervious areas as possible with gravel driveways, landscaping and replanting too. With regards to the duplexes; they will appear to be single family homes from the street.

A discussion ensued regarding architectural drawings, renderings of the elevations of the proposed duplexes, she does have some elevation drawings they might be using and was happy to show them to the commission. The board was reminded that it is not in their purview to review elevations since this is not in the cd or cl zone and we have no residential design requirements. This is not an affordable housing Comprehensive Permit application. But asking for the purpose of insuring compatibility with the surrounding neighborhood is acceptable.

Town Planner Lisa Bryer stated that often times the final review is done administratively. Our regulations state that final approval is done by the Planning Commission and generally the Planning Commission states on the preliminary motion that it be approved administratively.

Applicant, Nikki Andrews said they are looking at panelized houses that are not modular, the company specializes in shingle and colonial style historic homes and they accomplish a historic look even though they are new.

Commissioner Girard wants the commission to look at the lot and access to the street more so than architectural. We do not have as much say on the architectural.

Ms. Andrews pointed out the significant features of the property. The stone columns existing on the property now will be mimicked on Clinton Ave for the second driveway. The Driveway on High St. has a bend to avoid existing trees so they can be saved. Sewer and water lines might have to be moved in order to avoid interference with root systems. They will most likely be located under the driveways.

Commissioner Ventrone sees this application as a no brainer.

Commissioner Bennett likes what she has done and she has no qualms at all about what she has seen but she said the beech tree looks hairy on one side and terrific on the other side. Bennett stated she spoke with Chris Powell Conservation Commission chair and the Conservation Commission would like a second opinion with regards to the removal of the tree. If there is a way to save it then Mr. Powell wants the commission to recommend variances to preserve the tree. Bennett wants the arborist report in writing and a second opinion.

Bennett speaking as herself wants to know the value of the property because it would be a good property for a park.

Ms. Andrews stated she will be glad to pursue the tree issue if someone wants to look at it. She probably will not move the house on the lot though with variances. They could have maximized

the property by putting a large building with multi units on it or subdivided into more lots but they live here and wanted the project to fit into the neighborhood. They had the tree checked out to see if it is diseased and if it could be saved and they were told no. They are preserving quite a bit on the site as it is.

Ms. Andrews said that she does not think that this is the venue to discuss whether or not it should be a park.

Commissioner Holland stated he is a little disturbed by the requirement that she come back with elevations, we just heard that architectural review is not within the Planning Commissions purview. The Planning Commission historically starts nit picking once they see elevations and he does not want to see that. This application and proposal does fit into the character of Jamestown and the neighborhood.

Commissioner Ventrone made a motion that was seconded by Commissioner Nickol to approve the Minor 3 lot subdivision Preliminary review with the Planning Commission to review the final plan for approval.

Town Councilor William Kelly made a statement about the “naïve comment” made regarding the town looking into this property for a park. If you attended the Financial Town meeting on June 1st you would have heard that the town is looking to divest the properties we now have. As a town we don’t have money now to keep the ball fields in great condition or to finish the improvements necessary at Ft. Getty Park. The reality is we do not have the money. Mr. Kelly speaking for himself said he is very concerned about the towns finances and it is not going to get better next year.

So voted:

Gary Girard - Aye

Jean Brown - Aye

Barry Holland – Aye

Richard Ventrone - Aye

Alexandra Nickol – Aye

Nancy Bennett - Aye

Motion carries 6-0

Commissioner Swistak returned to the table and made a motion to adjourn at 8:30 p.m. that was seconded by Commissioner Holland. So unanimously voted.

Attest:



Cynthia L. Reppe
Planning Assistant

This meeting was digitally recorded