

Approved As Written
PLANNING COMMISSION MINUTES
May 15, 2019
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
Bernie Pfeiffer	Dana Prestigiacomio
Michael Smith	

Also present:

Lisa Bryer, AICP – Town Planner
David Petrarca – Town Solicitor
Cinthia Reppe – Planning Assistant
Deb Fopert – Attorney
Chris Arner – Architect
Marla Romash
Marc Alexander

II. Approval of Minutes May 1, 2019; review, discussion and/or action and/or vote

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

III. Correspondence – nothing at this time

IV. Citizen’s Non-Agenda Item

V. Reports

1. Town Planner’s Report
2. Chairpersons report
3. Town Committees
4. Sub Committees

VI. Old Business

Michael Swistak recused and left table after the minutes were approved.

VII. New Business

1. Thomas L.C. Sperry – Applicant, JTown Main Street, LLC – Owner - 29 Narragansett Ave. Plat 9 Lot 631, Development Plan Review - Jamestown Zoning Ordinance Article 11 - review, discussion and/or action and/or vote

Deb Foppert is representing Mr. Sperry, the buyer of the building. The proposal intends to keep the current structure intact and renovate. Mr. Sperry's thoughts are to keep it a community business that people/residents can come to year-round. It requires a special use permit from Zoning and is a change of use according to the Board of Water and Sewer Commissioners and they will be going for water and sewer approval and then Town Council for a liquor license.

Deb introduced Marla Romash 34 Clinton Ave. who will be the restaurateur. She and her husband moved here 3 years ago. Her husband is a chef and she is a pastry chef. They have designed it for open kitchen and relaxed atmosphere. They are trying to create a restaurant for the residents of Jamestown. Late in the afternoon they will be open for tea and then dinner, maybe eventually open for lunch. Target date depends on the process they realistically are looking at the fall maybe September.

Chris Arner – Architect in Newport gave a presentation and asked if the Planning commissioners had questions. Commissioner Smith asked about the air conditioning unit location, it is on the roof.

Commissioner Enright asked about a water feature/pond? Rain garden is what was proposed but after talking to the town engineer it was suggested to do something different due to icing issues in the winter.

Commissioner Pendlebury asked about the parking, it is adequate for interior seating do they have a plan for parking for the outdoor seating? They are looking at shared parking or a variance to resolve that and leaning towards shared parking. The outdoor seating is not in the plans yet since they will not open till September or October but are shown as an illustration. It will be one or the other Deb Foppert said, they are trying for shared but if not, they will ask for a variance. They need 5 more spaces for the outdoor seating. The outdoor seats would not be available until spring. Pendlebury asked the board whether they recommend to zoning the plan showing the additional seating without proper parking spaces or should they strike those seats for now then it's a clean application?

Solicitor David Petrarca said you could do it that way or you can address it with conditions of approval. He also said we can get very specific. Ms. Foppert said she would like it included.

Commissioner Pendlebury asked the stonewall is this going to be a continuation of the one next door? Yes, Chris Arner said he would like to see it that way in terms of style. They will not be connected. When stated by Commissioner Pendlebury about the garage door Mr. Arner said they

would really like the folding door, they would not go to an overhead garage door but budget may change the style a bit.

The Planning Commission discussed the motion and made some changes.

A motion was made by Commissioner Cochran and seconded by Commissioner Enright to approve the Development Plan application of Thomas L.C. Sperry, JTown Main Street LLC, owner for 29 Narragansett Avenue which was reviewed by the Planning Commission on May 15, 2019 and the Planning Commission hereby grants Development Plan approval based on the following finding of fact and subject to the following conditions of approval:

Findings of Fact:

1. The application was reviewed under the standards of Zoning Article 11, Village Special Development District;
2. This application has been reviewed by the TRC on May 6, 2019, as required. (See attached Memos from TRC);
3. The applicant has provided the following information for the current application (attached):
 - Development Plan Review Application
 - Plan of Lane, Site Plan, Floor Plans, Existing Exterior Elevations, and Proposed Exterior Elevations, dated 5-9-2019
4. The plans show the following improvements:
 - a. Exterior Seating Area with fire pits in the existing parking area between the building and Narragansett Avenue;
 - b. 6' high privacy chain link fence around the propane tank and dumpster;
 - c. New lighting (shielded) and path bollard lighting;
 - d. A walkway from the sidewalk to the front door;
 - e. Painting the existing brick front façade;
 - f. A pergola over the patio area;
 - g. Sign on the building front;
 - h. Removing the curb cut and replacing it with sidewalk along Green Lane;
 - i. Stormwater infiltration area below the outdoor seating area;
 - j. Site landscaping;
 - k. Stone wall along Narragansett Avenue; and,
 - l. A planting bed in front behind the stone wall.
5. This property is located in the Commercial Downtown (CD) District. Retail and Restaurant use is permitted in the CD District. Liquor is a permitted use by Special Use Permit;
6. A loading zone will be located along the driveway off Narragansett Avenue;
7. The Building Official has determined that there is adequate parking on site for the proposed indoor restaurant use; 9 on site and one on street are provided. The parking is

calculated based on 1 space per 5 seats. An additional 6 parking spaces will be required for the additional 30 outdoor seats;

8. The TRC was in favor of the conversion of parking along Narragansett Avenue in front of the building to open/seating area. They felt it was in conformance with the Comprehensive Plan and the Village Special Development District Zoning;

9. The Planning Commission is in favor of the restaurant use as a permitted use and supports alcohol on site;

10. The Planning Commission supports shared parking for the additional tables as long as the applicant is able to secure a property agreement;

11. Chris Arner, Architect, and Deb Foppert, Attorney testified on behalf of the applicant.

Conditions of Approval:

1. The applicant shall receive Zoning Board of Review approval for:

a. Special Use Permit for Liquor

b. Special Use Permit for Shared Parking or a variance for lack of parking for outdoor seating. Six additional parking spaces are required either by Special Use Permit or Variance in order to allow the additional 30 seats outside;

2. The applicant shall receive approval by the Board of Water and Sewer Commissioners for a “change of use” in the Urban Water and Sewer District

3. The applicant shall receive Town Council, sitting as the Alcohol Commission for liquor on site

So voted:

Duncan Pendlebury – Aye

Mick Cochran – Aye

Bernie Pfeiffer - Aye

Rosemary Enright – Aye

Michael Smith - Aye

Dana Prestigiacomo - Aye

Motion carries 6-0

VIII. Adjournment

A motion to adjourn at 7:37 was made by Commissioner Enright and seconded by Commissioner Cochran. So unanimously voted.

Attest:



Cynthia L. Reppe

Planning Assistant