

PLANNING COMMISSION MINUTES

April 16, 2003

7:30 PM

Jamestown Library

**7:30-8:00 Video – Community of Choices – by The Dunn Foundation
Town Council Invited**

The meeting was called to order at 7:37 p.m. and the following members were present:

Gary Girard	Andrew Kallfelz
Sue Barker	Betty Hubbard
Victor Calabretta	Barry Holland

Also present:

Lisa Bryer, AICP – Town Planner
Cynthia Reppe – Recording Clerk
Richard Allphin
Charles Morton – New England Construction
Kevin Alverson – Gifford Design Group
Scott Price – Northeast Engineers
Robert Morton Ranney – Pastor - Central Baptist Church

Commissioner Girard announced that the video would be shown first and thanked Councilor Willis for bringing it to the Planning Commission.

I. Reading and Approval of Minutes from April 2,2003

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

II. Correspondence

1. CRMC – Continuation Notice of Public Hearing – File # 2002-11-087; Town of Jamestown Conservation Commission; to construct a 450 foot extension to existing nature trails and construction of a wooden wildlife viewing platform. A special exception is required to establish trails and construct the viewing platform in coastal wetlands pursuant to the RICRMP Section 130. Plat 7, lot 4, East Shore Rd., Jamestown, RI. Received
2. CRMC – Assent – Narragansett Electric (Kevin Menard) 4145 Quaker Lane, North Kingstown, RI; abandon a portion of the existing (replaced) 23 KV submarine electric cable in place on the bottom of the east passage of Narragansett Bay. Due to potential entanglement with existing Cox submarine cable, it is requested to abandon an approx 800 to 1000 linear foot section of the 6,400 LF total length of cable, located in 100 to 165 feet water depth. The ends of the abandoned section will be cut and sealed on a barge, and returned to bay bottom. Received

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3. CRMC – Assent - State of RI Dept. of Transportation, E. Szymanski, P.E., 2 Capitol Hill, Providence, RI 02903; proposal to demolish the old Jamestown Bridge with the exception of the trestle bridge sections from the West Abutment(North Kingstown) to Bent 28W, approximately 1650 feet. The remaining portion of the bridge will be rehabilitated under a separate permit application for use as a recreational fishing pier. Concrete and steel debris from the demolition of the old bridge will be used to create a series of five marine artificial reefs in the State’s coastal and offshore waters. Received
4. CRMC – Assent – Anthony Silvestri, Jr. 11 Aquidneck Court, Jamestown, RI 02835; modifications to an existing “Assented” residential boating facility to consist of: increasing (portions of) the width of the fixed pier from 4 to 6 feet in width, removing unauthorized sections, installing 3 tie off pilings to extend to 70 ft beyond mean low water and install 2 electric boat lift systems “as built”. Plat 2 Lot 52. Received
5. CRMC – Assent – Donelson C. Glassie Jr., 7 High St., Jamestown, RI 02835; construct a residential boating facility to consist of a 4’x151’ fixed timber pier with a lower 4’x20’ “L” section at the seaward end of the dock. The terminus of the dock will extend to 74’ beyond (MLW). Received

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

IV. Reports – nothing at this time

- a. Town Planner’s Report
- b. Town Committees
- c. Sub Committees

V. Old Business – nothing at this time

VI. New Business

1. Central Baptist Church – Development Plan Review

Commissioner Girard explained Development Plan Review for the benefit of the new members to point out what the charge of the Planning Commission is at this point.

Charles Morton, Supervisor from New England Construction made the presentation to the Planning Commission. He introduced the following people involved with this project;

Scott Price, Northeast Engineers

Kevin Alverson, Gifford Design Group – Landscape Architects

A discussion ensued regarding the Development Plan Review and the following suggestions were made by the Planning Commission:

Provide the following:

- Interior Floor Plan to better understand the exterior circulation pattern
- South and East Elevations (do not need to be color but do need to be detailed)
- Registered Architect, with license number, should be listed on plans
- Locations and Spec sheets for exterior lighting (spillover shielding required)
- Historic photographs
- 3 perspective drawings/renderings (computer generated). 1) from Post Office 2) from Southwest Avenue in front of McQuades Market 3) from West Street near the Planning Building
- Handicap access plan, cannot be from Town Parking Lot

Landscape Plan should be amended to reflect:

- Additional shade trees along Narragansett Avenue and Southwest Avenue
- Landscaping along Narragansett Avenue may change based upon revised handicap access plan

Please check the following for accuracy:

- Does not appear to be enough space between south side of addition and property line for swale to handle volume of water without become channelized
- Based upon proposed contours, water appears to shed onto Lopes property at southwest corner of subject property
- Soil Erosion Plan – Please recheck. The stockpile shown on plan will probably not accommodate the whole site and you will probably need more than silt fence to control erosion and sedimentation.

Please consider the following:

- Base architectural details of addition on historic details of the building based upon historic photographs
- Since new handicap access is necessary, look at different handicap access scenarios as discussed at the meeting. Should check feasibility of using same entrance for upper and lower access at front of Church.

The Planning Commission asked if there is a formal agreement with regards to parking with their abutters. There is no formal agreement according to Mr. Clarke but this addition will not increase the use of the Church it is only going to better accommodate the parish.

Mrs. Frances Lopes an abutter asked if she could read a letter that she had written. Commissioner Girard agreed. Mrs. Lopes's letter stated that they knew the church was going to add an addition and had they known how it was going to be positioned blocking their view up North Rd., they would have positioned their house differently. The view up North Rd. has sentimental meaning for Mrs. Lopes who grew up in the original house that was torn down last year. Commissioner Girard thanked Mrs. Lopes for her input. (letter attached)

A motion was made by Commissioner Calabretta and seconded by Commissioner Barker to adjourn the meeting at 9:55 p.m. So unanimously voted.

Attest:

Cynthia L. Reppe

This meeting was recorded on 1 micro-cassette

