

PLANNING COMMISSION MINUTES

July 2, 2003

7:30 PM

Jamestown Melrose School Multi Purpose Room

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

Gary Girard Andrew Kallfelz
Sue Barker Barry Holland

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Recording Clerk
John Murphy – Attorney
Dave Nickerson – Tree Warden
Steve Tiexiera
Quenton Anthony - Attorney
Mr. And Mrs. Swett, Sixty Steps Minor Subdivision

I. Reading and Approval of Minutes from June 18,2003

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

Page 3 first paragraph add the word for in the 7th line between the words regarding **for** profit.
So unanimously voted.

II. Correspondence

1. FYI – Memo to Fred Brown Re: Central Baptist Church. Received
2. FYI – At the request of Councilor Settipane – At the Assembly: Legislators aim to rewrite state affordable housing law. Received

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

Commissioner Girard let the audience know that Jamieson Salon had withdrawn their application.

IV. Reports

a. Town Planner's Report

Lisa Bryer, Town Planner stated that Commissioner Brown asked her to report on the Parking Committee meeting. The committee voted to recommend to the Town Council to eliminate parking on the north side of Knowles Ct., Commissioner Brown asked the Parking Committee to wait until the downtown parking survey is done but the Parking Committee wanted to go ahead and make the recommendation now.

b. Town Committees – none at this time

c. Sub Committees – none at this time

V. Old Business

1. Tree Ordinance - Reconsider Amendment related to height above traveled way per Tree Preservation and Protection Committee request

Dave Nickerson, Tree Warden discussed the Tree Preservation and Protection Ordinance Amendments. The Planning Commission had at a previous meeting decided not to support proposed amendment #2 related to mandating that all trees, both public and privately owned, along public roadways shall be maintained by the owner(s) of said trees to a minimum height of 14' above the roadway in order to provide safe public passage. Mr. Nickerson explained that trucks hitting low hanging branches are damaging the trees. The Planner questioned whether other than the recycle truck, has there been a problem with access to streets. It seems that we are trying to fix something that is not broken. Steven Tiexiera agreed that in that situation the Town was very responsive and that he provides a list to the Town each year of problem areas and the Town trims those areas. The new amendment would require homeowners to be responsible for trimming trees not the Town. A discussion ensued regarding whether this would relieve the Town from the obligation of trimming in the future and whether homeowners may decide to cut down trees rather than be burdened with trimming every few years. Commissioner Holland made a motion that was seconded by Commissioner Barker to accept amendment # 2 as originally proposed. So unanimously voted.

Commissioner Holland made a motion that was seconded by Commissioner Barker to rescind the original vote to not support this amendment. So unanimously voted.

VI. New Business

1. Boyer Minor/ Administrative Subdivision – Beavertail Road – Preliminary Review and Action

Attorney John Murphy presented this plan and stated that this land has been in the Farm, Forest and Open Space program for more than 10 years. Mr. Boyer wants to create 2 lots, one for each of his sons to have. A discussion ensued regarding public water and private wells. The commission wants a condition of approval to be that both lots be serviced by private wells. The Town Planner noted that there are discrepancies regarding the lot acreage numbers not adding up, that also need to be changed and Francele Boyer is not an owner of the property as noted on the plan. The Planner spoke to Northeast about both of those issues and they will be corrected on the final plan. The Planning Commission does not want any of the stone walls removed and they want a combined driveway easement to access both lots. A motion was made by Commissioner Kallfelz and was seconded by Commissioner Holland to approve this subdivision with the following amendments to the Finding of Fact and Conditions of Approval:

- Change #9 under Findings of Fact to read One lot has a private well and a new condition would be that the other lot must have a producing well or other source of potable water before a building permit will be issued for lot 206A
- Change the numbers to add up to correct amounts of acreage
- Remove the name Francele Boyer from plan
- No stone walls removed
- Add a combined driveway easement to the plan no wider than 20 feet, and at least 100 feet long

So voted:

Gary Girard – Aye

Andrew Kallfelz – Aye

Sue Barker – Aye

Barry Holland – Aye

2. Sixty Steps Minor Subdivision with Waivers – Walcott Avenue – Pre-application Review

Attorney Quenton Anthoy representing Mr. And Mrs. Swett gave a brief history of this Minor subdivision. The original house on the property was ruined by water damage that would run down the road right into the house. A discussion ensued and Commissioner Girard asked if there would be a maintenance agreement for the new road if another party were to purchase the upper lot. The planning commission stated that everything seems to be fine with this proposal and there were no other questions at this time.

3. Jamieson Salon – Douglas Avenue – Development Plan Review – withdrawn by applicant

Town Planner Lisa Bryer informed the planning commission that the parking surveys will be distributed tomorrow at most downtown businesses.

The planning commission discussed the items they would like to discuss at the joint meeting with the Town Council. The following are some of the items discussed:

- Parking
- Proposed Zoning Ordinance Amendment
- Action Agenda adopted by the Planning Commission
- Policy Issues

A motion to adjourn was made by Commissioner Kallfelz and was seconded by Commissioner Holland at 9:15 p.m. So unanimously voted.

Attest:

Cynthia Reppe

This meeting was recorded on 1 micro-cassette