

PLANNING COMMISSION MINUTES

February 2, 2005

7:30 PM

Jamestown Library

The meeting was called to order at 7:35 p.m. and the following members were present:

Andrew Kallfelz	Victor Calabretta
Betty Hubbard	Jean MacGregor Brown
Barry Holland	William Kelly

Not present: Gary Girard

Also present:

Lisa Bryer, AICP – Town Planner
Cynthia Reppe – Recording Clerk
Michael Gray – Town Engineer
Julio DiGiando
Dr. Daniel Urish – Professional Engineer Consultant
John Murphy – Attorney
Dr. Paul Aldinger – Professional Engineer
Herbert Johnston – Professional Engineer
Tara Vargish – Northeast Engineer Consultants
George Gifford – Gifford Design Group
Joe Manning
Leo Errara
Charlotte Zarlengo

I. Approval of Minutes from January 19, 2005

A motion was made by Commissioner Calabretta and seconded by Commissioner Holland to accept the minutes as amended by Commissioner Hubbard page 2 under Old Business, 2nd paragraph: Call attention to the following, verify **RR80** zoning **and the 6' wall**, setback of the house **and the code compliance related to the safety of the wall**. So unanimously voted. Commissioners Kallfelz and Brown abstain.

II. Correspondence – nothing at this time

III. Citizen's Non Agenda Item

Town Councilor Julio DiGiando handed out a paper describing administrative review of the High Groundwater to discuss at the upcoming meeting on February 16th at the regular planning meeting.

IV. Reports

1. Town Planner's Report
2. Chairpersons report
3. Town Committees
 - a. Harbor
 - b. Fort Getty
 - c. Buildings and Facilities
Building and facilities met tonight update with the Town Administrator on Town Hall and Highway Garage, they discussed again space needs for new town hall. They will meet again the first week of March.
 - d. Others
4. Sub Committees

V. Old Business

1. Manning Major Subdivision- Cedar Lane-Review of Hydrologic Investigation Report and Extension of Master Plan Review Period

Attorney John Murphy representing Manning Family introduced the team. Dr. Paul Aldinger, a professional engineer and hydrogeologist, Herb Johnston engineer, Tara Vargish engineer from NE & C, and George Gifford, Landscape architect.

Dr. Paul Aldinger made a presentation to the board on his hydrogeological study on the property. It is their opinion that there is adequate water for development, another 9 lots can be developed. There is adequate water from rock wells and no significant impact to the groundwater or abutting properties. As far as groundwater contaminants, this development will degrade the groundwater. The largest concern is nitrates and the numbers were at a level where there may be some concern, but he added that the study was based on a very conservative model. They not only used a model from Cape Cod but also located wells in the area and tested them. Their assumptions were based on 4 bedrooms with 2 people in each bedroom. They canvassed the area and got 20-30 people that wanted to participate, they chose homes in various areas as shown in figure 3. Dr. Aldinger explained the findings. Calcium nitrate concentration is estimated to be at 5.1 mg/l with a advanced denitrification sand system. Dr. Aldinger stated that the numbers are a little higher than they want them to be. Why are the numbers coming out so high? Their way of estimating nitrates is very conservative according to their test. 10ppm is what the state says drinking water can be, they are at half according to their test.

Commissioner Hubbard asked, "Are you aware of and did you receive a copy of Dr Urish's report?" He received it last week and he answered that the monitoring of the well is agreeable and suggests that it be on the common area and not one of the production wells and that the town would have an easement too. The Manning's agree to putting in advanced denitrification systems voluntarily and it can be a condition of the planning commission.

Commissioner Holland asked if the sample well is close to the septic system? It does appear that way on the map and they will check that. What happens if after 6 months its determined that the water quality is bad, he was answered that the wells would have to be moved.

Dr. Aldinger agreed with comment #3 -- maximum infiltration to groundwater recharge even though it is not designed yet.

He also stated that #4 which states homeowners be conservative with their water use, he agrees but does not know how it could be done logistically.

Dr Urish stated that during construction the existing wells could be monitored adequately. It may be a year before any construction begins. Relatively small investment for the town you can get a good idea, the monitor well will provide the town with what happens over time. Dr. Urish agrees this is very conservative.

Commissioner Calabretta stated, when Rt. 138 was constructed there was impact on the water table. He also added that Dr. Aldingers report was excellent, but questioned "Are we getting anywhere near the last straw in terms of wells into the groundwater?" Dr. Aldinger stated no and the study shows that there is not concern for the abutters in this area because of the low overall density in this area. The overall density within the area studied is OK, down from there the density is much higher than one per acre.

We can recommend no automatic as well as limitations on outdoor water use similar to Town restrictions. George Gifford stated, automatic water systems is a broad term, drip irrigation is extremely efficient, much more so than hand watering.

Commissioner Kallfelz asked what could be done to reduce the 5.1 mg/l and Dr. Aldinger stated he does not feel it is necessary because of the conservative approach taken by the report. Again Commissioner Kallfelz asked what could be done and Dr. Aldinger said eliminate the ability to fertilize lawns, which would be done by reducing the lawn area.

Tara Vargish also stated that mandating gravel driveways will also help with the stormwater management and that they would support mandating that. Michael Gray, Town Engineer stated that there will be a cost associated with measuring nitrates over the next year and who will pay for that?

Leo Errara – Riptide St. What happens if my well goes dry?

He was asked if this has ever happened before and he said yes. It was recommended that if this has already happened then Mr. Errara needs to contact someone to rectify this and he should see no further ill effects from this development since his property is located so far away from this proposed subdivision.

Charlotte Zarlengo stated we should be restricting the amount of wells. They limit the number of water hookups in town why can't that be done on the north end?

Commissioner Kallfelz made a motion to continue the meeting past the 10:00 p.m. cut off. This motion was seconded by Commissioner Calabretta. So unanimously voted.

Commissioner Kallfelz summarized the major points of agreement that were discussed tonight:

Dr. Urish stated the results are acceptable

Determine the cost of monitoring and who will pay

Agree to down gradient well

Promote maximum infiltration

Conservative water use (John Murphy feels this is inappropriate w/o town wide regulations for rural area) If the town adopts this then they will comply

Pumps above mean sea level

Advanced denitrification Systems

Gravel Driveways

Recalculate nitrate levels to show that realistically they will be less than 5.1 mg/l and that was a very conservative approach

Redraft new water table map (Figure 7) to relate to the NGVD29 datum. The question of datum used is also relevant to the Figure 2 map and to the tables which show water level information.

A motion will be prepared for the first meeting in March.

A motion was made by Commissioner Calabretta and seconded by Commissioner Kallfelz to support the extension of the Master Plan review until March 2nd. So unanimously voted.

VI. New Business

1. Response to Harbor Management Correspondence- Re: Expansion of West Ferry Mooring Field

Commissioner Kallfelz explained to the Planning Commission what the Harbor Commission has been discussing. They are talking about expanding the moorings at west ferry. Commissioner Calabretta stated that there is always going to be a demand for more moorings but we do not have to create moorings just to fill an existing waiting list and that this is not consistent with the Comprehensive Plan. The Harbor Commissions goal is to maximize use of the harbor. We should be asking what can the Harbor handle? They spoke of using Fort Getty for parking but there is not a plan for land use of the park yet. There may be enough parking though, but we just do not know for sure yet. Other amenities are also planned at Ft. Getty such as public bathrooms, showers, pumpout and trash removal. Discuss at the next meeting references in the Comprehensive Community Plan that pertain to this issue.

A motion to adjourn at 10:20 was made by Commissioner Calabretta and seconded by Commissioner Kallfelz. So unanimously voted.

Attest:

Cynthia Reppe
Recording Clerk