

**Approved As Amended 9-21-05**  
PLANNING COMMISSION MINUTES  
September 7, 2005  
**7:30 PM**  
**Jamestown Library**

The meeting was called to order at 7:45 p.m. and the following members were present:

Gary Girard	Betty Hubbard
Jean Macgregor-Brown	Barry Holland

Not present:

Victor Calabretta

Andrew Kallfelz – arrived at 7:46 p.m.

Also present:

Lisa Bryer, AICP – Town Planner

Cynthia Reppe – Recording Clerk

A.Lauriston Parks – Town Solicitor

Michael Gray – Town Engineer

Peter Brockmann – Attorney

Varoujan Karentz, Beavertail Lighthouse Museum Association (BLMA)

Linda Warner (BLMA)

George Warner (BLMA)

Frank Meyer (BLMA)

Commissioner Brown leaves the meeting at 7:47.

**I. Approval of Minutes from August 17th, 2005**

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

Page 2 last paragraph, first sentence add greater than an **acre** triggers this ordinance.

So unanimously voted. Commissioners Hubbard and Kallfelz abstain.

**II. Correspondence-nothing at this time**

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

**IV. Reports**

1. Town Planner's Report

2. Chairpersons report

Commissioner Girard invited the Planning Commission to attend the Aquidneck Island Planning Commission meeting on Sept 15<sup>nd</sup>.

3. Town Committees
  - a. Harbor
  - b. Fort Getty- a consultant was selected by the Ft. Wetherill Committee and Council endorsement will be sought at the next meeting and then the consultant will start working on the plan with the Ft. Wetherill Committee
  - c. Buildings and Facilities
  - d. Others
4. Sub Committees

## V. Old Business

Commissioner Girard asked the Planning Commission to take item 2 before 1 since the solicitor is present at this time.

1. Zoning Ordinance Amendment related to Excavation within Public Highway

Town Solicitor Larry Parks explained the proposed ordinance amendment related to Excavation within Public Highway. The blank on page 2 should read “to be determined by the Department of Public Works at the time the application is filed.”

Commissioner Girard made a motion to recommend this to the Town Council, this was seconded by Commissioner Hubbard. Commissioner Holland wanted an exclusion made for the Town Tree Warden and we should exclude **the phrase that includes** railroads. Solicitor Parks will add that. Commissioner Girard amended the motion to include the changes **in the ordinance** and Commissioner Kallfelz seconded the motion. So voted:

Gary Girard – Aye

Andrew Kallfelz – Aye

Barry Holland – Aye

Betty Hubbard – Aye

Motion carries by a vote of 4-0

2. Jay S. Bilow - Zoning Ordinance Section 314 Sub-District A Review, High Groundwater Table and Impervious Layer Overlay District, Plat 15, Lot 234, Proposal for new house on Mizzen Avenue, Recommendation to Zoning Board – Continued

Attorney Peter Brockmann made a presentation to the Planning Commission regarding this application. Mr. Brockmann said that all of the questions that the Planning Commission had at the last meeting have been addressed. The questions about the distance from the neighbors pool, the closet in the sitting room upstairs, the detail added to the drawing of the house and on site plan, and the fill has been removed. The well was moved off of the property line, it is 15 ft from neighbors well, and the house was moved further north by 4 feet. They stepped the slab so it mirrors the natural grade of the property.

Commissioner Hubbard asked about the glass doors shown in the den on the bottom flow and asked how many bedroom ISDS was approved by DEM. It has a 2 bedroom ISDS approval and there is a deed restriction for the 2 bedroom. Mr. Brockmann said there will be no heat in the lower level that leads out to the back of the house.

Commissioner Hubbard asked if this is a wall on the site plan, the Architect Dan Pelequin explained the retaining wall. Commissioner Kallfelz made a motion to send a positive recommendation to the zoning board and it was seconded by Commissioner Holland. So voted:

Gary Girard – Aye

Andrew Kallfelz – Aye

Betty Hubbard – Aye

Barry Holland – Aye

Motion carries by a vote of 4-0

## VI. New Business

1. Proposed Amendment to Section 70-81 of the Code of Ordinance regarding parking at Town Ambulance Barn, 11 Knowles Court

Commissioner Girard explained that he was advised by the Town Planner and the Town Solicitor that this item will be handled administratively since it is permitted that way in the Town Code of Ordinances.

2. Beavertail Light Station Use Plan – Review of Proposal by Beavertail Light Museum Association

Varjoun Karentz made a presentation to the Planning Commission and handed out an outline to the Planning Commission.

Mr. Karentz said the keepers house on the inside is in excellent condition but the basement is in very bad condition.

Their plan would be to move the custodian to the second floor and put a kitchen in so therefore the museum could expand to the first floor. It's easier to expand the museum on the ground floor due to handicap accessibility issues.

Commissioner Kallfelz asked who does the landscaping. They responded that the state does the mowing and the caretaker takes care of the gardens or has someone do it.

What are the responsibilities of the town asked Commissioner Kallfelz? Mr. Karentz said the town has no responsibility at this time except to fill the caretakers position and insure that they are fulfilling their contractual obligation. Frank Meyer has talked to the town administrator about getting some labor help to install some roof shingles that the association purchased. The Public Works Department will help with this.

Town Planner Lisa Bryer said a lot of work has gone into this plan and the association has done a lot with the Museum. It is an aggressive plan that is primarily dependent on financing and grants. If the Federal Government is excessing a number of lighthouses at the same time than grants for rehabilitation will become very competitive. I do not see any reason that the town should not support the plan. It is consistent with the Comp Plan that says that we should encourage tourism that brings people to places that can accommodate it such as the State Parks. What the BLMA is asking out of the Memorandum of Agreement is a definite change of policy. They are asking for the Town to financially support their plan of Museum expansion and maintenance of the facilities. The Town does not currently put any money into the State Park maintenance or the Museum.

Mr. Karentz will identify a series of items that the town can participate in, anything from septic etc. but in-kind services. The visitors that come to the museum also support our local businesses.

If no body steps forward to acquire the lighthouse and property, the Federal Government will auction it off possibly. Since the Coast Guard left the light house the association has taken on the responsibility for renovations.

Planning Commission Minutes

September 7, 2005

Page 4

No action is required for this item. They will keep the Planning Commission and the Town Council apprised of their progress and keep working with the State and Town on the documents.

A motion was made by Commissioner Kalfelz and seconded by Commissioner Hubbard to adjourn the meeting at 8:45 p.m. So unanimously voted.

Attest:

Cynthia Reppe

This meeting was recorded in 1 micro-cassette.