

PLANNING COMMISSION MINUTES

October 3, 2007

7:30 PM

Jamestown Library

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

Barry Holland Betty Hubbard
Jean Brown – 7:37 Richard Ventrone
Michael White

Not Present:

Gary Girard
Victor Calabretta

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Clerk
Christopher Orton – Town Solicitor
Mr. & Mrs. Ouimette
John Murphy – Attorney
John Lawless – Whale Rock Engineering
Robert Lambert – Architect
Alan Randall

I. Approval of Minutes September 19, 2007

A motion was made by Commissioner White and seconded by Commissioner Hubbard with the following changes:

Page 2, first paragraph, first sentence, requested ~~for~~ an extension of the
Page 2, second paragraph, last sentence, add at the end of the sentence, It is a Elgin In – Drain system that is proposed, **he questioned the safety in the watershed.**
So unanimously voted.

II. Correspondence

1. FYI – Memo to Fred Brown & Zoning Board Re: Application of Harris. Received
2. FYI - Memo to Fred Brown & Zoning Board Re: Application of Lampasona. Received

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

IV. Reports

1. Town Planner's Report – including update and discussion of Donald Powers Architects Project
Town Planner Lisa Bryer gave an update of the Charrette project.

2. Chairpersons report
3. Town Committees
 - a. Harbor
 - b. Fort Getty
 - c. Buildings and Facilities
 - d. Others
4. Sub Committees

Commissioner White reported on the latest meeting of the Tree Committee.

V. Old Business

1. Patricia Ouimette - 783 North Main Road, Plat 15, Lot 352 – Jamestown Zoning Ordinance Article 8 Review, Regulations for RR-200 Zoning Districts – Development Plan Review – Recommendation to Zoning Enforcement Officer – continued

Attorney John Murphy is assisting the Ouimette's on this issue before zoning and each item on the checklist that the Planning Commission asked for previously has been provided by the applicant. Mr. Ouimette made a brief presentation and he stated that the engineer updated the information and the existing container unit is shown to be removed, the 500 ft radius map is included and also they have the ISDS approval from DEM.

A motion was made by Commissioner Hubbard and seconded by Commissioner White to send a positive advisory recommendation to the Zoning Enforcement Officer and approve this application based on the following findings of fact and subject to the following conditions of approval:

Findings of Fact:

- 1) Proper and adequate soil erosion has been proposed on site;
- 2) All buildings, parking areas and sewage disposal systems are set back more than 300 feet from any reservoir, or tributary stream used to supply or transport public water supplies;
- 3) Impervious surfaces have been minimized as shown on the plan;
- 4) The unpaved areas of the site will remain vegetated;
- 5) Site grading has been minimized;
- 6) Stormwater storage is provided on site to handle the increase in runoff between pre and post construction.

Conditions of Approval:

- 1) the existing oil tank is removed from site and properly disposed of and the new oil tank is that as specified on the plans;
- 2) The soil erosion and sediment control measures are properly installed and maintained throughout the construction process;
- 3) The ISDS is properly maintained in accordance with the Town of Jamestown Ordinances.

So voted:

Barry Holland - Aye
Jean Brown – Aye
Michael White - Aye

Betty Hubbard - Aye
Richard Ventrone - Aye

2. Allan & Nancy Randall – 61 Narragansett Ave. Plat 9 Lot 179
Major Land Development Project - Preliminary Plan Review/Development Plan Review

Attorney John Murphy made a presentation to the Planning Commission on behalf of the Randall's. Town Planner Lisa Bryer's memo is what will guide the team tonight by answering some of the questions she asked.

Mr. Randall presented the lighting plan; they have picked out some alternate lighting options and have abandoned the halogen lighting. It will point down in the back parking lot and there will be more decorative lighting for the front of the building. A discussion ensued regarding the lighting and the Planning Commission gave the applicant some suggestions.

An extension to the Development Plan Review is needed to continue this until the Nov 7th 2007 meeting. Commissioner Brown asked what kind of lighting is required and Town Planner Lisa Bryer said it should be shielded lighting. Attorney John Murphy stated when they come back they will have a plan for lighting.

Architect Rob Lambert presented the signage and also the parking plan. A discussion ensued regarding the 16 foot proposed parking space on Howland Ave. A member of the planning commission thinks this space is not big enough but others do. The consensus of the board is that they are OK with the space as is.

The applicant has changed the shade trees to cherry trees. The trees on Narragansett Ave are the Towns jurisdiction. Since planting on the site is cannot occur because of the 0 setback, The Town Planner suggested that it is OK for the Planning Commission to request trees to be planted from where there were some removed and to also be specific about what they want.

Commissioner Holland would like to know what trees will be planted when they come back.

Commissioner Hubbard had a question about the ramp and the slope in the front of the building from the sidewalk.

The applicant offered an extension of time for Development Plan Review to Nov 7th. Town Solicitor Chris Orton said he is concerned about combining the Development Plan both but Attorney John Murphy said if he agrees that the hearing will be no later than the second meeting of November, It can be done simultaneously.

A motion was made by Commissioner Ventrone to accept the extension for Dec 5th and to advertise the hearing for Nov 7th. This motion was seconded by Commissioner Holland. So unanimously voted.

3. **Appointment of Harbor Commission Liaison from Planning Commission - continued**

VI. New Business

1. Dutton - 2 lot Minor Subdivision with Street Creation, Extension of Prospect Avenue off Summit Avenue and Holly Street – Plat 1, Lot 61

The applicant asked for a continuance until the next meeting.

A motion to adjourn was made by Commissioner Ventrone and seconded by Commissioner White at 8:45 p.m. So unanimously voted.

Attest:

Cynthia Reppe
Recording Clerk

This meeting was recorded on 1 microcassette