

Approved As Amended 2-21-07
PLANNING COMMISSION MINUTES
February 7, 2007
7:30 PM
Jamestown Library

The meeting was called to order at 7:34 p.m. and the following members were present:

Gary Girard	Victor Calabretta
Betty Hubbard	Richard Ventrone

Not present:

Barry Holland
Jean Brown
Michael White

Also present:

Lisa Bryer, AICP – Town Planner
Cynthia Reppe – Recording Clerk
Michael Darveau – Engineer, RC Cournoyer Enterprises
Robin Linhares – Architect
Frank Henderson - Builder
Quentin Anthony – Attorney
Chris Tuck - Architect

I. Approval of Minutes January 17, 2007

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

Page 2, they will take a 5 minute break to read through ~~this~~ **the draft motion** right now.

Page 4 , after 49 North Rd. with more space than the previous lot. ~~she was before the Planning Commission with a proposal on.~~

Page 4, add after explained - **in addition to an access to the rear fenced portion of the lot for maintenance purposes and** that she has to have....

Page 5, Commissioner Hubbard is concerned about the finish product **and she does not want greater spacing than 5 inches between shingle courses** and wants it to fit the character of Jamestown.

Page 5, with 5 inch **to weather** vinyl shingles instead of 7 inch which is what the commission would rather see, ~~if it will not be wood.~~

Page 6, she is not totally keen on the slider doors on the front of the building facing the street **because they are out of character.**

So unanimously voted. Commissioner Ventrone abstains.

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

V. Old Business

1. Rosemary Baron – Zoning Ordinance Section 314 Sub District A Review, High Ground Water Table-Impervious Overlay District – Plat 1 Lot 219 North Bayview Dr.–
Recommendation to Zoning Board - continued

Michael Darveau from RC Cournoyer Enterprises representing the applicant presented the revisions to the plan. They provided the swale on the plans along the street and it has been reviewed by the Town Engineer. Mr. Darveau reconfigured the patio area and included it in the impervious area and increased the drainage area to include the patio. Robin Linhares, Architect for the project is also present.

A discussion ensued and Commissioner Ventrone ~~asked~~ **stated** if it is in the Planning Commissions purview to comment on the shape of the building and if it is not maybe it should be. A motion was made by Commissioner Calabretta and seconded by Commissioner Girard to forward this application to the Zoning Board of Review with a favorable recommendation. So voted:

Gary Girard – Aye

Victor Calabretta – Aye

Betty Hubbard – Aye

Richard Ventrone – Abstained

Motion carries by a vote of 3-1 abstention

VI. New Business

1. Development Plan Review – Frank Henderson – 27 Luther St. Plat 8 Lot 322, New Mixed Use Building

Frank Henderson owner of the property received the planners report on Friday February 2nd and handed out some of the information related to that to the board. He explained the materials that will be used for the building. The front of building will face North Rd. with the parking behind it. Mr. Henderson discussed what the plan would be for the inside of the building, it will consist of 2 offices, one for his own use and another office for an attorney. There are 2 apartments planned for the second floor.

Commissioner Hubbard wants to see the roofing materials. The colors of the building will be Cape Cod grey shingles with a slate roof and white trim.

Commissioner Ventrone stated that in the Comprehensive Community plan the Planning Commission is charged with making decisions to maintain and keep the character of Jamestown. Commissioner Ventrone feels it doesn't fit with the character of Jamestown because of the size of the building. Mr. Henderson stated that the design is 1000 ft. less than the maximum allowed for the zoning that he can do. He designed a shingle style cottage because of the neighborhood. Commissioner Ventrone again stated it's the mass of the building he is concerned about. Mr. Henderson will need variances for front and side setbacks which according to Mr. Brown the Zoning Officer are Front 30 Side 30 Back 30.

Mr. Henderson made a note that he added 1 additional parking spot and can eliminate it if he needs to. Commissioner Girard agreed that the building is too big for the lot but thinks it is an attractive building. The Planning Commission would like to see him reduce the size of the building and set it further back from North Rd.

The signage needs to be presented to the Board. Mr. Henderson said the signage will be similar to the signage at 10 Coronado, the other commercial building he constructed. Commissioner Calabretta asked about handicap parking and it is below 20 spaces so he does not need to provide one. The Planning Commission asked the applicant to come closer to meeting the designated setbacks which will reduce the size of the building and require less variance. Mr. Henderson will come back with revised plans. The plans need to be stamped by Rhode Island registered architect Ms. Bryer noted.

Commissioners Hubbard and Girard do not think the parking works the way it's designed because there is no back up radius for the back two spots and would like him to take another look at that also.

2. Beth Smith – Zoning Ordinance Section 314 Sub District A Review, High Ground Water Table Impervious Overlay District – Plat 1 Lot 320, 86 Orient Ave. – Recommendation to Zoning Board

Chris Tuck Architect on this project made a presentation to the Planning Commission. The applicant Beth Smith had a medical procedure done today so she will not be here. The house is sized for her family, they have lived in Jamestown all their lives. **The applicant feels** they are below the 15% lot coverage.

A discussion ensued regarding setbacks and Chris Tuck said they will be going to zoning for a variance for the side yard setback. Commissioner Calabretta says the way the pool is drawn it will be underground. Mr. Tuck stated that they have specified a pool that is preformed and will not require fill and works with the grades. **Commissioner Girard stated** this lot is not zoned for a 2 family house and the plans are showing a kitchen above the garage. Commissioner Calabretta has a problem with the stone driveway with 5 feet of fill and a vertical wall. The lower floor plan was not included in the plans either and that needs to be submitted. Commissioner Girard says the following issues need to be addressed when they come back; the pool, back deck, fill in the front and the 5 ft wall driveway, set backs, and accessory apt. The planning Commission wants to see a much smaller design. They will come back to a future meeting.

1. FY 2007-2008 Planning Budget – Planning Commission Review - continued

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Commissioner Hubbard asked about the Charette. Lisa Bryer has made some good contacts and they will use someone like we did with the parking charette but its more trying to visualize what the downtown will look like at build out, she spoke to an architect that can do this. They will put this on the next agenda. She is scheduling Jacks Electric for the next meeting on February 21st, 2007 as long as the Planning Commission agrees to take applications at the second meeting of the month.

Commissioner Calabretta made motion to adjourn and Commissioner Girard seconded it at 8:45 p.m. So unanimously voted.

Attest:

Cinthia Reppe

This meeting was recorded on 1 micro-cassette