

PLANNING COMMISSION MINUTES

March 21, 2007

7:30 PM

Jamestown Library

The meeting was called to order at 7:32 p.m. and the following members were present:

Gary Girard	Victor Calabretta
Barry Holland	Richard Ventrone
Michael White	Jean Brown

Betty Hubbard – arrived at 7:34 p.m.

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Recording Clerk
William Burgin – Architect
John Murphy – Attorney
Allan & Nancy Randall

I. Approval of Minutes March 7, 2007

A motion was made by Commissioner Girard and seconded by Commissioner Holland to accept the minutes as written. So unanimously voted.

Commissioner Hubbard arrived.

II. Correspondence – nothing at this time

III. Citizen's Non Agenda Item

Town Councilor Julio DiGiando reported that the proposal regarding project review fees for outside consultants was on the Town Council agenda and received some criticism from the Chamber of Commerce members. There was not any representation from the Planning Commission and he suggested that they might want to be in attendance to support their proposals. This proposal was sent back to the Town Solicitor for revision and may come back to the Planning Commission.

IV. Reports

1. Town Planner's Report
2. Chairpersons report

It was unfortunate that there were no members of the Planning Commission at the Town Council meeting and he feels the chamber did not understand the ordinance from discussions that he has had with persons in attendance. The Planning Commission will be reminded when there will be an item on the Town Council Agenda that might need the support of the

Planning Commissioners. Next Tuesday the appeal of the Furtado subdivision will be on the agenda for zoning so any Planning Commissioners that would like to attend please do so.

3. Town Committees

- a. Harbor
- b. Fort Getty
- c. Buildings and Facilities

They will be a meeting on either April 11th or April 25th.

d. Others

Tree Committee met and elected new officers, the new chair is Edwina Cloherty, vice chair is Jim Rugh and the secretary is Anthony Antine.

4. Sub Committees

Commissioner Girard asked the Planning Commissioners if there are any objections to taking new business before old business. The board agreed.

V. New Business

- 1. Allan & Nancy Randall – 61 Narragansett Ave. Plat 9 Lot 179 – Major Land Development Project – Pre-Application Review

Bill Burgin, Architect for Allan and Nancy Randall stated the applicant asked him to come up with a scheme for the current property on Narragansett Ave which includes both commercial and residential buildings.

Commissioner Calabretta asked why the Randall application is already on the agenda for Zoning and they have not been heard at planning until tonight. Mr. Burgin explained that they have taken themselves off the zoning agenda.

Mr. Burgin made a presentation to the Planning Commission and graphically showed buildout on the property of 4000-5000 square feet of office and retail and then presented a plan that shows moving the residential building to Howland Ave and putting a new commercial building on Narragansett Ave. He showed the Planning Commission a streetscape that shows all the buildings in the area and how it would look. The second floor is office space.

Attorney John Murphy representing the Randalls said there will be mixed use on the lot but the new building will be entirely commercial.

Commissioner Hubbard asked about the special use permit. Is it for having residential and commercial on the same lot? Commissioner Girard thought it was one parcel of land. Are they 2 separate lots? Bill Burgin clarified that the Gallery building on the corner is a separate lot and the proposed house and separate commercial building will be on one lot; it wraps around the Gallery lot. The plan is to connect the Gallery building and the new commercial structure on the first level. They will be leaving the lots separate but aesthetically it will look more appealing with the building connected.

Town Planner Lisa Bryer said she has asked the Town Solicitor about the buildings being connected and it being 2 separate lots and he is looking into it. Attorney John Murphy will send correspondence to the Town Solicitor regarding this issue and he will copy the Planning Commission at Town Planner Lisa Bryers suggestion.

Commissioner Ventrone thinks that the way the buildings are right now reflects what Jamestown should look like. He read from the Comprehensive Community Plan and he thinks that the new proposal is not consistent with the Comprehensive Plan because it is out of character and scale.

Commissioner Brown commented that she watched Mr. Randall construct the buildings that are there right now and he does impeccable work.

Commissioner Girard thinks the building is out of proportion for the size of the property and the neighborhood. This discussion tonight is for everyone to give their opinion. Commissioner Hubbard does not agree with Commissioner Ventrone and Girard.

Commissioner Holland said our parking restrictions are very tough and the best use of the lot is to put up a nice structure to maximize use of the lot and meet the parking regulations.

Commissioner Hubbard stated when the ordinance was changed in 1995 it was changed on purpose because they want a pedestrian friendly downtown and she thinks the design of this building will encourage just that. She really likes the plan and the way it is designed. Mr. Randall stated it is a very busy downtown and that is part of the reason for moving the residence to Howland Ave. and putting a commercial structure fronting Narragansett Ave.

Commissioner Calabretta agrees with Commissioner Hubbard, it is a very beautiful structure for downtown. Commissioner Calabretta asked about the parking for the Art Gallery. Are we short on parking for right now? This building reflects the desirability for putting the parking in the back instead of on Narragansett Ave.

Commissioner Calabretta asked where is the parking for the gallery? Mr. Randall showed that 7 years ago there was enough off street parking in this area. Are we giving up spaces on the Randall Gallery building since we are moving the house to Howland Ave. Town Planner Lisa Bryer will look at the file before it comes back next time.

It was pointed out that permitting on street parking to be counted towards the parking calculation for the site did not come into play until after the Gallery was developed.

Bill Burgin stated that in a commercial district there is no requirement for parking for a residence.

Commissioner White likes the design and agrees with Commissioner Hubbard. He travels Narragansett Ave a lot, at the street level, and feels it is an eclectic feel downtown and feels this building fits the character of Jamestown and it fits the small town character even with the large building. He likes the covered connection between the 2 buildings.

Commissioner Ventrone made his suggestions about what he thinks the building should look like in size and scale. Attorney John Murphy said the Comp Plan does not say it has to be small.

Commissioner Brown said the improvement to this area has been tremendous with the 2 buildings. The pre-application discussion was closed and the applicant will come back for the next stage when they apply.

VI. Old Business

1. Final Review of RFQ for Zoning Ordinance Update and Design Guidelines

Town Planner Lisa Bryer would like final thoughts from the Planning Commissioners on the RFP. She did get comments from Peter Rugeirro, he commented on who makes the selection, as well as time frame for selection. How many workshops and meetings in all of the categories needs to be stated. Commissioner Hubbard would like in the description that the need to provide visual display of what buildout under the current Zoning Ordinance looks like. It is in there but the Town Planner will add the words "at buildout" to the sentence that states "...under current and future zoning scenarios". The Planning Commission would like to meet with this person to get on the same page and plan for this charrette. Commissioner Calabretta in Sec 7 we need to decide what type of liability insurance to require. Is there any value or benefit to telling them the budget? Town Planner Lisa Bryer has been in contact with a woman who will help to build support for the charrette and the need for it. She asked if it would be helpful for her to come up here to go over some things with the Planning Commission, it is another step towards making everyone understand this and the Commission agrees.

Commissioner Brown thinks the chamber needs to be involved in this also. It was the intention to involve them from the beginning.

A motion to adjourn at 9:05 p.m. was made by Commissioner Calabretta and seconded by Commissioner White.

Attest:

Cinthia Reppe
Recording Clerk

This meeting was recorded on 1 micro-cassette