

Approved as Amended
PLANNING COMMISSION MINUTES
June 26, 2019
7:00 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order at 7:00 p.m. and the following members were present:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary	Mick Cochran
Bernie Pfeiffer	Dana Prestigiacomio
Michael Smith	

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Assistant
Nate – Planning Intern
Michael Darveau – Darveau Land Surveying
M. Tracie Shea

II. Approval of Minutes June 5, 2019; review, discussion and/or action and/or vote

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

Page 2 First Sentence; Commissioner Pendlebury recused.

So unanimously voted.

Approval of Minutes June 19, 2019; review, discussion and/or action and/or vote

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

III. Correspondence – nothing at this time

IV. Citizen’s Non-Agenda Item – nothing at this time

V. Reports

1. Town Planner’s Report – Lisa Bryer introduced Nate Lucas. He is the Planning Intern that is working on updating the 2004 Parking Plan.
2. Chairpersons report
3. Town Committees

4. Sub Committees

VI. Old Business

VII. New Business

1. M. Tracie Shea –53 Coronado St. Plat 8 Lot 150, 2 Lot Minor Subdivision with no street creation - review, discussion and/or action and/or vote.

Commissioner Swistak asked Mike Darveau to come up and Commissioner Enright made a motion that was seconded by Commissioner Smith to recognize Mr. Darveau as an expert witness. So unanimously voted.

Mike Darveau updated the Planning Commission on the plan, it is in an R8 zone. Currently it is a 2 family on the property and it is grandfathered. The house was built in 1890. The water connection cuts across the front of the house through the street behind Coronado.

The applicant is proposing to create a single family house lot of 11,085 sq. ft. He showed the driveway they are proposing and currently the existing houses steps will not allow for the setback. They will be moving the steps on the side of the house to the front of the house for access to the house. They are proposing a well for the property, the water line stops at Knowles Court. The sewer is connected. The cost of connecting the water is a significant cost so they are going to put a well in. If the yield is good they will use it for the house if not they will use for irrigation.

The second dwelling they showed a box drawing that is hypothetical of what can go there. It can handle a fairly significant home. All of the home details will be worked out. They are proposing to apply to the town for an accessory family dwelling unit for the current home. The home that is there now shows that is what is there. If the requirements are not met through the town they will make provisions to turn into a single family home. That will have to be done before final.

Commissioner Smith was at TRC and has nothing to add. Commission Enright said there is an easement for the water coming in from Grinnell. Will there have to be an easement for the sewer? Yes.

The existing house is connected to the water. Are there wells in the surrounding area Cochran asked. 33 Coronado has a well. The water dept said it is a spaghetti mix as far as how the water is attached to the homes on this street.

Darveau said if you are on public water you can put a well in and you can use it for irrigation. Mike Gray has concerns with the sewer drains. Quality of the water may not be up to par for usage.

Commissioner Pendlebury asked about the existing tree line, what happens to it? Depending on the exact house that gets built. Tracie Shea wants to keep those trees, she does not want to take those beautiful trees down.

Commissioner Pendlebury said if the subdivision is approved and the well does not produce then you will apply for town water 600 ft away? Yes it will have to be extended. Did Mike Gray indicate that would then become a water supply for other applicants. Lisa Bryer said if she extends the water line and anyone else hooks up they will pay her. Cost of the 600 feet is expensive. She knows she might have to.

Commissioner Smith this is very preliminary lots of steps to go through.

Commissioner Swistak said they have a draft motion which includes the motion to approve and they will go through the Findings of Fact and Conditions of approval. There were some changes made to the findings. Lisa Bryer read through the changes and they are included in the motion.

Is the rain Garden required? It is required by the rules and regulations for stormwater control, there is no provision to have a maintenance agreement or schedules. Mr. Darveau would be cautious to say it is required he shows them to show it meets the stormwater requirements another type of system could be used.

A motion was made by Commissioner Enright and seconded by Commissioner Pfeiffer to Grant Preliminary Plan approval in accordance with the Town of Jamestown Subdivision Regulations, RIGL 45-23-37 and the plans entitled "**Minor Subdivision Site Plan for M. Tracie Shea, Plat 8, Lot 150, 53 Coronado Street, Jamestown, RI 02835;**; prepared by **Darveau Land Surveying, Inc., P.O. Box 7918, Cumberland, RI 02864; dated 6/17/19** based on the following Findings of Fact and subject to the following Conditions of Approval:

A. Findings of Fact

The Planning Commission makes the following findings:

1. The subdivision is consistent with the requirements of the Jamestown Comprehensive Plan;
2. Each lot in the subdivision conforms to the standards and provisions of the Jamestown Zoning Ordinance. The property is zoned R-8 and both lots will be over 8,000 square feet in size. Both lots will be serviced by public sewer;
3. There will be no significant negative environmental impacts from the proposed development as shown on the plans, with all required conditions for approval;
4. The subdivision as proposed will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and buildings standards would be impracticable;
5. All subdivision lots have adequate and permanent physical access to a public street, namely, Coronado Street;
6. The subdivision provides for safe circulation of pedestrian and vehicular traffic, for adequate surface water runoff, for suitable building sites and for preservation of natural, historical, or cultural features that contribute to the attractiveness of the community;
7. The design and location of streets, building lots, utilities, drainage improvements, and other improvements in the subdivision minimize flooding and soil erosion;
8. All lots in the subdivision have access to sufficient potable water for the intended use. The existing house will be serviced by public water and the new lot will drill a private well for potable water;

9. The nearest water main is approximately 500-600 feet to the south (Grinnell Street and/or Knowles Court);
10. The existing house, 53 Coronado Street, is a two family dwelling/duplex. Once reduced in size it will no longer meet the lot size requirements of a “duplex”; and,
11. Mike Darveau, PLS, was recognized as an expert witness.

B. Conditions of Approval

1. The approval is for a total of 2 lots;
2. That payment of a fee in-lieu-of land dedication shall be required for this subdivision for the one new lot in the amount required by Article IIID of the Jamestown Subdivision Regulations. This fee shall be determined at the time of filing of the final plat and paid prior to recording of the final plan;
3. Legal documents shall be developed for both the water and sewer easements over the new lot in favor of the existing house lot. These documents shall detail the rights and responsibilities of both and shall be reviewed by the Town Solicitor in consultation with the Town Planner prior to Final approval;
4. The stairs to the side of the house on the south shall be removed, as shown, prior to final approval;
5. Granite monuments or where granite monument are not suitable, other suitable survey markers other than concrete, shall be placed at all corner points at the new property line;
6. If drilling a private well does not serve the potable water needs of the new house, the owner will coordinate with the DPW and pay to extend the water main to the new lot in compliance with the Board of Water and Sewer Regulations;
7. Regarding the existing “Duplex”: Prior to final approval the applicant/owner of the existing house shall either:
 - a) Remove the second dwelling unit to the satisfaction of the building official, or
 - b) Receive approval for the second dwelling unit as an “Accessory Family Dwelling Unit” per Article 14 of the Zoning Ordinance;
8. The Planning Commission delegates final plan review to the Town Planner with the signature of the Planning Chair to appear on the Final Record Plat;
9. This approval shall be recorded with the Town Clerk within 30 days of signature; and,
10. This approval shall expire one year from the date of approval by the Planning Commission.

So voted:

Michael Swistak – Aye
Rosemary Enright – Aye
Bernie Pfeiffer - Aye
Michael Smith – Aye

Duncan Pendlebury – Aye
Mick Cochran - Aye
Dana Prestigiacomio - Aye

Motion carries 7-0

2. 2004 Downtown Parking Plan – Update – Consensus to proceed with update this Summer; review, discussion and/or action and/or vote

Lisa Bryer said, In 2004 we did a parking plan that was fairly comprehensive. She wants to go through what that plan entailed and what she and Nate, the Planning Intern, have discussed regarding the update of this plan. In this plan they concluded that there was not a parking problem but there were a handful of suggestions in the plan that were implemented in one way or another.

They met with the Chamber and may attend a Board meeting in July.

Ms. Bryer reviewed the 2004 plan with the commission.

Nate addressed the commission about the survey that he will hand out to the businesses through the chamber. This is for those patrons of the businesses, and asks questions like did you walk, bike or park? How often do you think you can park within 10 spaces of your destination?

She reviewed some of the parking surveys done in the past and including the Chamber who did their own. The Town was looking at public parking and they the chamber did a survey of for private businesses. Robert Lever facilitated the workshop for parking.

Nate is now working on updating the inventory and he will begin on 4th of July weekend and in August and then Sept. This will then be compared to see how the level of service has changed. they will hand out an updated survey to the businesses.

A question for the Planning Commission is, what do we want to get out of this? And do we need to do another workshop? We would like a consensus by the Planning Commission to move forward. Is it necessary for the chamber to update the private survey?

Commissioner Prestigiacomo said what impact will the increased ferry service have?

Commissioner Pendlebury said some businesses have deeded parking or shared parking.

Didn't we rewrite the zoning ordinance in 1984 Smith asked? Since then business after business applied for variances and they have been given carte blanche. That is why we have a parking problem. All parking has been utilized, the Bank of America parking will disappear and create a major impact. It was noted that is not public parking.

Lisa Bryer said the parking committee at the time was part of the discussion, as was the Harbor Commission. Commissioner Smith is in favor of buying property and creating a municipal parking lot. The Ambulance barn is providing 10+ spaces. Commissioner Enright noted that in general people are lazy and do **not** want to walk.

VIII. Adjournment

A motion to adjourn was made by Commissioner Enright and seconded by Commissioner Smith at 8:05 p.m. So unanimously voted.

Attest:

Cynthia L. Reppe