

Approved As Amended
PLANNING COMMISSION MINUTES
June 1, 2016
7:30 PM
JamestownTown Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order and the following members were present:

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

Also present:

Lisa Bryer, AICP – Town Planner
Wyatt Brochu – ESQ., Town Solicitor
Cinthia Reppe – Planning Assistant
Douglas DeSimone
Dan Cotta – American Engineering
Brian Poor – Presbrey Architects
John Dumaliang – Presbrey Architects

II. Approval of Minutes May 4, 2016

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

III. Correspondence

1. FYI – Letter – EPI – Final Approval. Received
2. FYI – Letter – Currie/Gillerin – Administrative Subdivision. Received
3. FYI – Letters – O’Farrell/Drexel – Subdivisions. Received

Commissioners Swistak and Smith recused and left the table.

IV. Old Business

A motion was made to sit as the local review board by Commissioner Enright and seconded by Commissioner Pfeiffer. So unanimously voted.

The Planning Commission Sitting as the Local Review Board pursuant to
RIGL 45-53 Low and Moderate Income Housing Act

Preliminary Plan Review

- 1. Jamestown Terrace, 138 Narragansett Avenue, Assessors Plat 8 Lot 79, owned by the Holy Ghost Society, Applicant Douglas Enterprises, LTD. The application consists of a Comprehensive Permit for low and moderate income housing, a Major Land Development Project for 16 Units (4 are low and moderate income restricted units), 2 buildings, Special Use Permit for Multi-Family Development Proposal with Variances.**

Douglas Enterprises is the applicant. This application consists of 16 units and 2 buildings which are multi-family buildings. They are before us tonight for a Preliminary review. There will be a public hearing on June 15, 2016 at 7:30 p.m.

Christian Infantolino introduced a few of the members of the team, Dan Cotta, American Engineering, Brian Poor and John Dumaliang, Architects for David Presbrey Architects.

Commissioner Pendlebury, Vice Chair stated for purposes of this meeting we are most interested in the new elements that have been submitted and please explain the changes that have been made.

Dan Cotta said there is a slight flood plain and showed the Planning Commission. There is a wetland across from the site and he showed it. He showed the general direction of surface water flow towards the south.

In response to a question about fire code, Mr. DeSimone said the local fire code requires both buildings have sprinklers. They have 1 additional parking place now and they have also shown the dumpsters on the plan. The roof leaders will be connected to the Cisterns. There is a proposed rain garden that will be grass.

Commissioner Pendlebury asked what the material will be. A green grate **material covering the trench around the building.** Maintenance of it is to wash it out with a hose. As a result of this development the impervious area on site will be reduced by 17%. At the TRC meeting Mr. DeSimone stated he likes the look of the sealed chipped bluestone instead of asphalt.

The updated landscaping plan was not included in the packet. The lighting is bollard style downward projecting light. He changed the plan at the refuse area to have room for more recycling. Discussion during TRC was looking to not have a lot of light since it is residential but the parking lot should have enough light so that people will see and not trip in the parking lot or refuse area.

The original landscape plan had a green wall along the west side by Narragansett Avenue but it will not work with the existing tree canopy. They are now proposing a 6' fence. There will be a hedge across the front of Narragansett Ave. and a sidewalk connected to provide pedestrian access.

At Master Plan they did not have a survey and now they have done survey and they have found exactly where the line is and the sidewalk will be straight with regards to the sidewalk on Pemberton Ave. The apron will be asphalt on Narragansett Ave. and on Pemberton Avenue.

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Commissioner Pendlebury asked about the area of pavement to the east of the driveway that the Holy Ghost Society has used forever. Mr. DiSimone noted that it is on the adjacent property and although it makes sense to remove it and let it be lawn, Mr. DeSimone does not know if the owner, Mr. Mercer will be interested in doing this.

In terms of the driveway surface, Mr. DeSimone wants chipped bluestone instead of asphalt. He asked if the Planning Commission also preferred this instead of asphalt? The emergency access is not emergency anymore and should not be labeled as such Bryer noted. It will be an egress only. Will there be signage that says exit only on Pemberton Avenue. Yes he can do that.

Brian Poor, Architect from Presbrey Architects Inc. has been working for Mr. Presbrey for over 30 years. They have refined the plan and incorporated some of Don Powers' comments. He explained and showed the plans with the comments that were made. Commissioner Pendlebury asked about building B, it doesn't show doors going to the porch. The drawing they have shows an elevator shaft and they do not need it now. They have moved this since the last presentation. There is an elevator but it does not have to be that high they said. A discussion ensued about the increasing the ridge height on the east-west elevation, Pendlebury asked if they did investigate it? Poor responded that they were able to keep it at proportion with the windows. What is perceived at the street view is a gable roof line.

A discussion ensued regarding what type of material to use for the door. There is concern about the night light spilling out of a glass door. They will investigate whether or not they can use motion lights. Building B has balconies and lower level has porches.

Commissioner Pendlebury is raising the question again about what people can have on the decks because it can get very visually messy from the street if no restrictions are put on this such as clothes lines, BBQs, bikes etc. The general language says nothing offensive can go out there. He isn't preventing them from putting holiday things out, he thinks they can restrict BBQs. Commissioner Prestigiacomo said at her condo in Connecticut they are only allowed to have electric grills; it is a fire issue. Mr. DeSimone will incorporate more restrictions into the legal documents which are one of the exhibits (condo regulations). He will amend the page regarding no outdoor grilling and no clothes lines. Enright asked about the renting. She would like it worded slightly different. He will take the wording out that talks about if potential town regulations since if it is more restrictive it would apply to them anyway, but it is less restrictive that she is worried about. The declaration is going to become an exhibit.

Commissioner Pendlebury asked if they would consider railings on the first floor porches, it looks more like a patio instead of a porch. Yes, they will do that. There will be language to prohibit lawn furniture on green space also.

The siding is Red Cedar Shingles, the windows are Anderson 400 series roofline architectural shingles, slate color.

Town Solicitor Wyatt Brochu told DeSimone to check with Chris Costa regarding the eaves being 24 inches and maybe they should be 18 inches. Setback is measured from the foundation Pendlebury said but for this project it is measured from the porch roof line **which is the most protruding part of the building.**

Commissioner Enright asked about the size of the units in building B, is this the accurate version now? Yes DeSimone said.

Commissioner Prestigiacomo asked does this have all the requirements for people with disabilities. Yes. They are all designed to be able to be converted to handicap and there is 1 handicap unit right now.

Mr. DeSimone said he is requesting to get preliminary and final at the same time. What are the planning commissions thought on this? Town Planner Lisa Bryer said she does not object, it is standard but her concern is that they get the outstanding and additional information in plenty of time. Bryer noted that final is an administrative function of just ensuring that all the conditions are met and paperwork is done. It is not uncommon for the applicant to request this.

DeSimone noted that there is no plan to record here, but the Condo declaration is what is recorded. These are not recorded until the building is built. They will require you to record the grading plan/landscape plan that was requested at the last TRC meeting noted Bryer. DeSimone stated that there are restrictions on how long the units can be rented out however, the price restricted units are prohibited from renting by Rhode Island Housing.

Commissioner Pendlebury asked Wyatt Brochu about the cover letter requests that fees are waived for the requirement of open space. Attorney Brochu noted that the open space requirement was agreed to be waived at the Master Plan stage and therefore fees are not required. After survey was done they lost about 200 sq. ft. of land.

Commissioner Cochran made a motion that was seconded by Commissioner Enright to close the local review board. All in Favor.

Commissioners Smith and Swistak came back to table

2. 2016 Election of Officers

We have an election every June, for Chair, Vice Chair and Secretary (name only but if Chair and Vice Chair have to recuse then Secretary takes over as chair). The rules say that the chair can appoint a nominating committee. The chair has for the last few years chosen to not have a nominating committee and the Planning Commission agrees. Commissioner Smith made a motion that was seconded by Commissioner Cochran to nominate all three current officers to the same positions. So unanimously voted.

V. Adjournment

A motion to adjourn at 8:47 p.m. was made by Commissioner Enright and seconded by Commissioner Cochran.

Attest:



Cinthia L Reppe