

Approved As Amended
PLANNING COMMISSION MINUTES
January 2, 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	Bernie Pfeiffer
Dana Prestigiacomio	Michael Smith

Not present:

Mick Cochran

Also present:

Lisa Bryer, AICP – Town Planner
Wyatt Brochu – Town Solicitor
Cinthia Reppe – Planning Assistant
Deb Foppert – Attorney
Don Powers – Architect, Principal - Union Studios
Christina Carlson – Architect
Stuart and Anne Sanderson – Applicants
Frank Spinella – Affordable Housing Consultant
Patrick Freeman – American Engineering
Bob Bailey - Realtor

II. Approval of Minutes December 5, 2018; review, discussion and/or action and/or vote

A motion was made by Commissioner Enright and seconded by Commissioner Pfeiffer to accept the minutes as written. All in favor.

III. Correspondence – nothing at this time

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

V. Reports

1. Town Planner’s Report
2. Chairpersons report
3. Town Committees

4. Sub Committees – Duncan Pendlebury said he would like the planning commission to discuss Public art and locations for public art in the future.

VI. Old Business – nothing at this time

Commissioner Pendlebury recused for this New Business agenda proposal.

VII. New Business

1. **70 and 78 Narragansett Avenue, Plat 8, Lots 120 and 121, owners Stuart and Anne Sanderson, – 2 Lot Major Land Development Project – Pre-Application. Redevelopment of 2 lots, each containing a single family home, into 19 for sale attached condominium units, including 4 Affordable units.- review, discussion and/or action and/or vote**

Commissioner Swistak read to the audience what the applicant is applying for. This is pre-application. This is the first time the planning commission will hear this application. Pre-app is an introduction. We will allow abutters to speak. Pre-application could consist of 1 or 2 meetings.

Deb Foppert attorney for the applicant introduced Stuart Sanderson and the team, Frank Spinella, Housing Consultant, Don Powers, Architect Union Studios, Patrick Freeman, Engineer, American Engineering, Bob Bailey, Realtor, Christina Carlson, Architect.

She handed out an updated letter to the commission with the change of 4 affordable units to 5. This is a comprehensive permit application for affordable housing. Commissioner Swistak said the planning commission acts as complete review, it does not go to zoning.

The applicant purchased the property in 2004 and intends to own one of the units. The property is 1.14 acres. The original application was presented at the TRC in August of 2018 and some of the neighbors were in attendance.

Ms Foppert turned the meeting over to Don Powers who is the architect. Mr. Powers is also a Jamestown resident. He spoke of preserving the stone walls and showed what they are proposing. In 2007 his firm was engaged to do the Village study “Jamestown Vision”. The community said this is a vulnerable property in town and the zoning in place made it a vulnerable property. The Community and neighborhood did not want to change the zoning for the site or area. There have been multiple proposals about hotels for this site with 80 rooms. They are proposing Multiple buildings at a smaller scale. The larger structure is in scale with the fire station and the churches. He showed what they are proposing with power point.

They have more than enough parking on site parking, 35 spaces on site. Visitors could park on Narragansett Ave.

The proposal is for 5 low-moderate income units and 14 market rate. Driveways are slightly curved in places so some of the trees can remain. The back of the property will have parking and there will be a shed type structure so there will be no headlights going into the neighbors property.

The relief they are requesting is not to make the project work, it is because they feel it is for the betterment of the structures and development. He went through the relief. It is an allowable use (multi family) in the CD district. The setbacks match the other dwellings on the street. He went over the list of variances. Preliminary engineering has been done for drainage requirements and they feel that they can handle drainage on site.

Commissioner Swistak asked if anybody else has anything to say. He said this is the biggest project since the Bayview Condo's and the planning commission will look at this very closely.

Commissioner Pfeiffer said he thinks this is very well put together plan. The main building has the potential to be a fairly large mass, although the architecture has been refined. He likes the affordable units. He wonders about the general housing market being able to absorb all these units. He would hope they can be sold or rented.

Commissioner Enright asked about the walls. Is the existing structure (main house) going to be moved? Smith likes the other rendering that was shown with regards to the wall, Powers thinks the wall is only going to modify for entrance and exits. The small grey house you are tearing down has some historic significance Commissioner Enright said. It was used as the rationing center during WWII. She would like an opportunity to document the structure before it is removed.

Commissioner Prestigiacomo likes the design. The devil is in the details later on, homeowners association, rules etc. Peer review she feels is important. Don Powers was hired by the Town for the PAC project. Will we be doing this for this project. Lisa said we have the opportunity to if you feel it is needed. In addition, we also hired a consultant to review the pro-forma for the PAC project. Powers said you could possibly set the steps back into the site if they are too imposing on the street. She likes the slight curve in the roadway too.

Commissioner Swistak some of the things we want more information on includes lighting, mechanicals, keeping noise to a minimum, deed restrictions, rental restrictions and pets. They discussed a minimum 1 month rental. A traffic study should be done. He noted that the scope will be determined by staff. Swistak asked why is 19 the number why not 15 or 12? Why not smaller? All of the financials of this project are part of the application Commissioner Swistak informed the audience.

Commissioner Swistak opened up for the audience.

Christian Infantalino is here representing the Rivers Family that own both Plat 8-418 and Plat 8 Lot 123. There is a litany of concerns, from his clients. Pushing the bigger building back he thinks is not a good idea. A lot of consideration should be given. Massing and density are of great concern. Impervious coverage is massive. The numbers of affordable units being presented is driving the development. He questioned what does Jamestown need for the affordable units 1 bedrooms or 2 bedrooms? It meets the parking requirements but he thinks there are businesses that need that parking on the street. There is massive parking proposed in the rear of the property. The location of the garbage pad is an issue for his client as it is right next to his house. Drainage needs to be managed appropriately. These are most of his clients concerns, it is a large lot this is a large development; the size is of concern.

Peter Fay 1 Swinburne St. - he lives right behind the non monolithic building, behind and next to Christine and Vinnys house. He has been here decades and his kids grew up here. This used to be his neighborhood. There are 7 single family homes in the area. His kids played on this property and the owner never minded.. From his perspective he will be seeing a 7 foot wall from his home. He went on to say more regarding this project. This is not an appropriate use. Cars and noise, density, blocking of the view from sunlight. They can create a lot of greenspace. This is out of character for the neighborhood.

Diane Grippi – 82 Narragansett Ave. -she is realtor and knows it is a CD zone. It is a very busy part of Narragansett Ave. She feels once you cross the blinking lights to this side its much busier. This kind of density belongs in the less busy areas of the village. The size of project is her concern. Water usage, garbage and recycling. Could be many, many animals and the waste from them. She thinks they need more garbage areas. Light pollution and air conditioner noise is of concern. She questioned about the waivers and whether they are necessary. She discussed storm runoff. She is all for affordable housing. If it's required to be 5 it needs to be 5, not 4. Whatever the guidelines say. Consider the village as a whole please.

Melody Durnach 10 union St.- she is representing her mother that lives at 3 Swinburne right behind the proposed property. She handed out a letter from her mother to the commission. She has been there for 2 years. How are you going to manage the storm water. She has significant drainage problems now, the basement and yard floods and so do the neighbors. How have the drainage problems been met? Hire a hydrogeologist and consider all properties. Any project that is going to take up to 30 months is of concern to her because of her parents. They need calmness and consistency and quiet they will be asking for notification of any excavating or loud noise so they can make plans. They would like a study of the sun at specific times of day and times of the year. She will be completely boxed in and sunlight will be compromised.

Rob Braisted - 68 Narragansett Ave. – they have plans to build a home soon. Please keep this in residential scale. Structure might be scaled well but will not have 45 residents in it at all time. He likes the setbacks and walls there are aspects that he likes, drainage is a big issue. They might want to hire their own engineer for review. It's the whole groundwater situation. Thank you.

Jeff Bush - 28 Clinton Ave. - he is not an abutter to this project. Please listen to the abutters, especially about drainage, these are genuine concerns and drainage is a huge issue downtown.

Christine Tieri- 71 Narragansett and 16 North rd. – drainage problems. They get water year round it's the density of the project. So much parking now these are her 2 main concerns.

Commissioner Swistak said if you did not speak tonight you can speak at the next meeting.

They are thinking of coming back in a month and most of work will be on drainage. Don said reasonable that it can be worked out. Powers said.

Smith said Narragansett Avenue is a state road and he is not sure you can you tie into the system.

Lisa Bryer said master plan phase is the longest phase of review, we send notification out to state and local agencies, we get all the concerns and comments at that point and abutters are notified. It will be at least 2 months before it would come back here, March at the earliest.

Commissioner Swistak said if anyone has additional thoughts they can email or come talk to Lisa. She has had 4 or 5 abutters that have come in.

Solicitor Brochu asks the applicant to work with their lawyers and the abutters.

Frank Spinella – suggested that we hold the public hearing portion at first master plan meeting. They can open the public hearing and then continue it if they need more time. Then they would maybe be better informed it can open and then abutters can come and speak at 2nd meeting. That way all the testimony is part of the hearing.

Don Powers wants to reiterate that they will work with the abutters. Some of the variances that are being requested they are open to work with everyone.

Melody Durnach did not say she wants the wall not there and she would like the setbacks greater. She was in no way saying they don't want a buffer.

Jack Romano – thinks there are too many units and there is a drainage issue where he lives at 3 Hammet Court. Please pay attention to the drainage.

VIII. Adjournment

Commissioner Smith made a motion to adjourn at 8:45 that was seconded by Commissioner Enright. So unanimously voted.

Attest:



Cynthia L Reppe