

PLANNING COMMISSION MINUTES

December 4, 2002

7:30 PM

Jamestown Library

The meeting was called to order at 7:35 p.m. and the following members were present:

Rob Lambert Gary Girard
Mary Brennan Betty Hubbard
Victor Calabretta Jean Magregor-Brown
Michael Schnack

Also present:

Lisa Bryer, AICP, Town Planner
Cinthia Reppe – Recording Clerk
Douglas DeSimone – Town Solicitor
Richard Pastore – Town Engineering Consultant
Richard Allphin

I. Reading and Approval of Minutes from November 20, 2002

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

II. Correspondence

1. CRMC–Assent – Anna Williams, 400 Highview Rd, Englewood, NJ 07631: construct a recreational boating facility to consist of a 4’x241.9’ +/- fixed timber pier. The pier will extend 202.5 +/- beyond mean low water (MLW) , located at 30 Bay View Drive, Jamestown, RI , Plat 8, Lot 265. Received
2. CRMC – Assent – Michael Benes, 16 Highland Dr., Jamestown, RI 02835; construct an 850 square ft addition to an existing dwelling and install a 30” sewer pump and approximately 385-linear feet of 1-1/4” sewer force main to Highland Drive. The existing septic system is to be abandoned; located at plat 9, lot 588; 16 Highland Drive, Jamestown, RI. Received
3. CRMC – Robert W. and Crystal J. Brennan, 503 Seaside Dr., Jamestown, RI 02835; raze and remove an existing residential dwelling and construct a new 3 story dwelling to be serviced by a private well water and a DEM approved (2 bedroom design) ISDS; located at plat 3, lot 25. Received
4. CRMC – Assent – Stephen Evangelista, 18 Intrepid Lane, Jamestown, RI 02835; construct a residential boating facility consisting of a 4’ x 178.5’ fixed timber pier with a lower fixed (4’x20’) “L” section at the terminus of the dock. The residential dock will extend to 75 feet beyond mean low water (MLW); located at plat 4, lot 137, 138. Received
5. CRMC – Assent – Stephen Evangelista RI Yankees, LLC, 18 Intrepid Lane, Jamestown, RI 02835; construct 12’ wide asphalt driveway, 450 linear feet in length, extending easterly from East Shore Rd., located at plat 4, lot 137-138. Received
6. CRMC – Certificate of Maintenance – Town of Jamestown c/o DPW, 44 Southwest Ave, Jamestown, RI; construction maintenance repairs to the existing roadway and drainage system on Seaview Ave by re-paving existing paved roadway and replacing four catch basins. Located at plat AP 7, lot Seaview Ave right of way. Received

Commissioner Kallfelz arrives at 7:37 p.m.

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

IV. Reports

- a. Town Planner's Report
- b. Town Committees
- c. Sub Committees

V. Old Business

1. Proposed Zoning Ordinance Amendment- related to protection of critical lands containing freshwater wetlands, high groundwater table and /or shallow impervious layer

Commissioner Girard made a motion that was seconded by Commissioner Lambert to forward the Proposed Zoning Ordinance Amendment – related to protection of critical lands containing freshwater wetlands, high groundwater table and/or shallow impervious layer with the map and a recommendation for approval to the Town Council.

Commissioner Lambert asked for comments and discussion. Town Engineer consultant Dick Pastore suggested on page 2 #4 a. add after injury **by fencing off trees at the drip line.** #4 b. add after revegetation , **stamped by a Landscape Architect.** On page 4 under 2. c. delete ~~counts~~ add **MPN/100 ml.** On page 7 c. add **There shall be a ten (10) foot separation between a leachfield and the edge of any stormwater infiltration system.**

In addition to these changes there were also some minor grammar changes suggested by members of the planning commission. Commissioner Girard amended the motion to include the changes, it was seconded by Commissioner Lambert. So unanimously voted. Commissioner Girard suggested that a letter be sent to the Town Council clarifying the issue of locating an ISDS on a different lot.

VI. New Business

1. Proposed Zoning Ordinance Amendment related to Parking, Section 1203

Town Planner Lisa Bryer stated that she was happy to see the Chamber of Commerce take a proactive approach to parking downtown. She also stated that the planning commissions job is to advise the Town Council on this proposed Zoning Ordinance Amendment. In addition, the Planner stated that regardless of the proposed amendment that the Planning Commission and herself are committed to addressing the issue of downtown parking within the next few years because it is an action in the Comprehensive Plan. We are fortunate that the Chamber of Commerce is also committed to working with us on this issue.

Attorney John Murphy representing the Chamber of Commerce, stated that they feel that if the Downtown were in conformance with the existing ordinance it would look like a different place. He also stated that the existing ordinance is based on automobile standards not human needs. Most of the businesses downtown are not in conformance now, usually relief is granted but is very costly to the applicants and time consuming. Commissioner Calabretta suggested adding something about the intensity of the business as far as determining parking needs. Commissioner Schnack suggested that amending Section 1203 would make more sense and that simply exempting current uses is not the most prudent response. Several Commissioners agreed. A motion was made by Commissioner Schnack and seconded by Commissioner Girard to continue this discussion at the next meeting. So voted.

Rob Lambert – Aye

Gary Girard – Aye

Mary Brennan – Aye

Betty Hubbard – Aye

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Victor Calabretta – Abstain

Andrew Kallfelz – Aye

Michael Schnack – Aye

Jean Magregor-Brown – Aye

Sue Barker – Aye

Motion passes by a vote of 8-1 Abstention

Town Planner Lisa Bryer informed the Planning Commission that the first meeting in January is on the 1st which is a holiday, so there will not be a meeting. The Commission agreed not to reschedule that meeting but to resume the regular schedule on January 15.

A motion was made by Commissioner Schnack and seconded by Commissioner Barker to adjourn the meeting at 9:50 p.m. So unanimously voted.

Attest:

Cynthia L. Reppe

This meeting was recorded on 1 micro-cassette