

Approved As Written
PLANNING COMMISSION MINUTES
June 6, 2012
7:30 PM
Jamestown Town Hall
93 Narragansett Ave.

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

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary	Mick Cochran
Richard Lynn	Michael Smith

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Assistant
Wyatt Brochu – Town Solicitor
Jack and Mary Brittain – Windridge Properties
Bill Munger
Arlene Petit
Jim Rafferty – Bridges

I. Approval of Minutes May 16, 2012

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

Page 1 under Chairpersons report – positions on the board will take place at the June 20 ~~16~~th meeting.

So unanimously voted.

II. Correspondence

1. FYI – Memo to Zoning from Planning – Re: Catanzaro. Received
2. Wind Turbine Noise Targeted – submitted from John Murphy. Received
3. Memo to Planning from Conservation Commission – Re: Wind Turbine. Received
4. FYI – emails – Re: Wind Turbine. Received

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

IV. Reports – nothing at this time

1. Town Planner's Report
2. Chairpersons report
3. Town Committees
 - a. Harbor
 - b. Buildings and Facilities
 - c. Affordable Housing Committee
 - d. North Rd. Bike Path Committee

4. Sub Committees

V. Old Business

Commissioner Swistak recused from the following agenda item and left the table. Commissioner Smith arrived at 7:45 pm and recused also.

VI. New Business

1. Windridge Properties LLC – Plat 9, Lot 201 – 14 Clinton Ave –
Amendment to approved Development Plan

Vice Chair Pendlebury introduced Jack Brittain of 230 Conanicus Ave., owner of Windridge Properties. Mr. Brittain is proposing to turn the 2nd and 3rd floor of 14 Clinton Avenue into residential apartments. Eventually he and his wife Mary would hope to be living in one. He wants to downsize from his current home, his business has downsized too. They would like to live downtown again.

Commissioner Cochran asked a question about Hammett Court and whether or not it is a street or public right of way. It is a public street but does not go all the way through to Clinton Avenue. Commissioner Enright questioned if the front façade will remain the same. Yes, the only change will be the north side which will have a deck and screened in porch. The rear or west side is facing a major change with a porch and windows added. Enright also asked about the lighting issues on the third floor, will the skylights adequately light that floor since they are the only source of natural light? Mr. Brittain said yes they will in addition to interior lighting.

The Brittain's intent will be to live in the north side apartment. Access is the front main entrance. Garages are staying commercial right now.

Commissioner Pendlebury asked if he is counting those in his parking calculations. Mr. Brittain answered no, he has 10 in the rear of the site and 5 on street spots. Mr. Brittain said in 2009 Fred Brown, Building Inspector recalculated the parking sites to 19 from 21 based on the new Zoning so the shared parking went away at that point since it was not needed. He has enough parking outside the garage area when they convert it.

James Rafferty - Carr Lane - he owns property across Clinton Ave. He is for the change and improvements, he encourages the board to approve this change. It will make the neighborhood safer.

Arlene Petit - 28 Bryer Ave said this is the intent of our Comprehensive Plan, to have mixed use downtown. This makes it a safer neighborhood and it will enhance the homes too.

Bill Munger – 102 Cole and 20 Narragansett Ave – reiterate what the others said and he is supportive of this change. Conversion to Residential on the second floor is a good fit for Clinton Ave and he supports it.

There is a memo from the Town Planner Lisa Bryer for the planning commissioners of a draft motion. Commissioner Pendlebury has some additions for conditions of approval to add. A Condition that this approval is in accordance with the plan in front of them, required parking of 15 will be satisfied with 5 spaces at the street and 10 on site at western edge of the property.

Commissioner Enright questioned if there is a time period that the future changes have to be done by. Town Solicitor Wyatt Brochu said there is no time period with planning, zoning has that requirement. Commissioner Pendlebury said their approval is for the second and attic floor being made residential so all the future plans are included. Solicitor Brochu said that you could put a time table on the application.

Cochran – Fire approval question. At the time of construction the plans will be submitted to the fire department.

Commissioner Pendlebury asked about the exterior lighting in the rear. Mr. Brittain said again he wants to leave the one light in the middle the only reason for 3 originally was for construction and security but they have found that one light is sufficient for that.

Commissioner Pendlebury made a motion that was seconded by Commissioner Cochran to approve the modifications to the Development Plan for Windridge Properties, LLC, Jacks Electric Building located at 14 Clinton Avenue, Assessors Plat 9 Lot 201, which project was previously approved by the Planning Commission on May 18, 2005, amended January 2, 2008, in conformance with representations set forth in the plans, documents and evidence presented by the applicant at the June 6, 2012 Planning Commission meeting. The approved modifications shall include those changes between the 2008 approved plan and the proposed building plans. The changes include:

1. Changing the use of the second floor from commercial to residential;
2. Changing the use of third floor from “no occupancy, including storage” to residential;
3. Adding two porch areas off the second floor side and rear, one with a partially enclosed area.
4. Miscellaneous interior changes necessary for residential use.

The building modifications shall be approved as shown on the plans submitted by Windridge Properties titled 14 Clinton Avenue, A-2.0, A-2.1, A-1.1, A-1.2, A-1.3 by Neville Gerald Architects, dated 3-1-12. Existing Site Plan provided dated revised 7-19-07

The approvals of the modifications are based on the following findings of fact:

1. The applicant desires to make changes to the approved Development Plan based on desired use of the building;
2. Interior changes to the building from those approved by the Commission do not alter the exterior character of the building as previously approved
3. The parking requirement has been reduced from 19 spaces to 15 spaces due to the conversion of commercial to residential. Parking is provided both on site and on street;
4. The modifications to the approved building plans do not alter the general character of the surrounding area and are not inconsistent with the Jamestown Comprehensive Plan and comply with the Zoning Ordinance requirements; and,

The following conditions of approval:

1. The change in use will be made in accordance with the plans submitted for this application dated March 1, 2012.
2. Parking will consist of 5 on street parking spaces and 10 spaces on the western edge of the property.

Planning Commission Minutes

June 6, 2012

Page 4

3. Building permit for the approved exterior changes will be obtained by the applicant within 12 months of this approval.

So unanimously voted.

A motion to adjourn at 8:00 p.m. was made by Commissioner Enright and seconded by Commissioner Cochran. So unanimously voted.

Attest:



Cinthia L Reppe
Planning Assitant

This meeting was digitally recorded