

Approved As Amended 8-1-12
PLANNING COMMISSION MINUTES
July 18, 2012
7:30 PM
Jamestown Town Hall
93 Narragansett Ave.

The meeting was called to order at 7:30 p.m. and the following members were present:

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

Also present:

Lisa Bryer, AICP – Town Planner
Cynthia Reppe – Planning Assistant
John Murphy - Attorney
William Burgin – Burgin Lambert Architects
Nick Roach – The Chemical Company
Rob Roach – The Chemical Company

I. Approval of Minutes June 20, 2012

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

Page 2, 2nd paragraph

One of the goals of this town ordinance will be to help meet our 10% state mandated goal.

Page 2, second to last sentence

Permitting we will be required.

So unanimously voted.

II. Correspondence

1. FYI – Approval letter to Windridge Properties. Received

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

IV. Reports

1. Town Planner's Report – The Town Council discussed Fort Getty at the meeting Monday night but no decisions were made, this issue will be on the August 6th agenda as well as the wind turbine. The Bike Path Design Committee consultant is working on the design and subsurface testing for the bike path. The Affordable Housing Committee does not have a quorum of membership and have not met. The Buildings and Facilities Committee will not meet again until they receive further direction from the Town Council.
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 – nothing at this time

Mike Smith recused and left the table for the following discussion.

VI. New Business

1. Development Plan Review – Zoning Ordinance Article 11 - 44 Southwest Ave. – Plat 9, Lot 22 – Former Town Offices Bldg

William Burgin – architect resides in Jamestown with an office in Newport was hired by Nick Roach from the Chemical Company to design this building. Commissioner Swistak made a motion to accept Mr. Burgin as expert witness. Commissioner Enright seconded the motion. So unanimously voted.

Mr. Burgin gave a brief history of the building at 44 Southwest Ave. Their plan is to retain the historic structure. He described the proposed plan to the Planning Commissioners. They will be eliminating the handicap ramp since the entrance will be at grade level. They have added 10 parking spaces since they are adding additional square footage to the building. Signage has been given to the planning commission ~~them~~ along with lighting for the sign. Two small covered porches have been added.

There is no relief required. The TRC met Tuesday July 17th and they recommended approval of this application with a few changes that were addressed on the new site plan presented tonight. Commissioner Pendlebury said he would have liked to see the building closer to the street with the addition on the front instead of the back. Mr. Burgin said there were two overwhelming issues, the archeological survey and preserving the old building.

Commissioner Enright asked if there will be any lighting in the parking lot. Security lighting will be attached to the building and pointing down. Commissioner Swistak asked if they were going to do anything green like solar, water conservation etc. They will be retrofitting the existing building. Will there be any drainage improvements being done? Mr. Burgin said no they will not be doing anything unless it is required by CRMC. They applicant needs CRMC approval before being issued the building permit. They are not seeing anything other than potential archeological issues.

Attorney John Murphy confirmed that Lisa Bryer, Fred Brown and he met and no variances needed. Mr. Rob Roach said they are working with some grant applications to get some money to add some green features.

Mr. Nick Roach said the Chemical Company is worldwide. They export quite a bit and employ 17 people. By expanding it will bring benefits to the town. It is a good project. He also stated that no

chemicals are stored on site. The storage of the chemicals is at another site and that is where they are shipped from.

Commissioner Cochran asked if the historical aspects should be addressed in the approval? The state is the authority on what would be required.

Commissioner Cochran made a motion that was seconded by Commissioner Swistak to approve. A discussion ensued and Commissioner Enright wants more detail on lighting and for it to be reviewed by staff. The issue of Stormwater mitigation was raised. Mr. Burgin said there is not an increase but a decrease in paved/impervious area. CRMC has jurisdiction with regards to drainage and runoff.

The motion on the floor with the additional planting and lighting condition and also CRMC approval before permit issued condition is:

To approve the Development Plan for West Ferry LLC, for the addition and renovation to the building located at 44 Southwest Avenue, Assessors Plat 9 Lot 22. The approval includes:

1. Renovation to the existing structure including interior changes;
2. Addition to the west of the existing structure;
3. Removal of the handicap ramp on the east side of the building
4. Amendment and addition to the existing parking;
5. Landscape changes including a proposed terrace, shrubs screening parking spaces 1-6 and removal of existing pavement on the south side of the building;
6. Other ancillary changes and additions to the building not specifically noted but shown on the plans as referenced below.

The building and site plans shall be approved as shown on the plans submitted by Burgin Lambert Architects titled TCC Southwest Avenue, Jamestown, Rhode Island, Proposed Site Plan, Proposed First Floor Plan, Proposed Second Floor Plan, North, East, South and West Elevations and 2 perspective images from the north-east and north-west. Site Plan dated 7-11 -12 and other Plans dated 7-11-12

The approval is based on the following findings of fact:

1. The building will be used for office space;
2. The parking requirement has been increased from 20 spaces to 30 spaces due to the addition to the building. Appropriate parking has been provided;
3. The proposal results in a reduction of 718 square feet of impervious cover on site;
4. The proposed development plan does not alter the general character of the surrounding area and are not inconsistent with the Jamestown Comprehensive Plan;
5. The proposed development plan complies with the Zoning Ordinance requirements; and,

The approval is subject to the following conditions of approval:

1. CRMC approval will be obtained prior to a building permit being issued;
2. The applicant will submit planting and lighting specifications to the planning office for review and approval

So voted:

Rosemary Enright – Aye

Mick Cochran – Aye

Michael Jacquard - Aye

Richard Lynn – Aye

Duncan Pendlebury - Aye

Michael Swistak - Aye

Motion carries 6-0

2. 2012 Election of Officers – Planning Commission

This agenda item was postponed from the last meeting. Commissioner Swistak asked for nominations.

- A. Chair – Commissioner Smith nominated Commissioner Swistak for Planning Commission Chair, it was seconded by Commissioner Enright. Commissioner Smith said he has seen a lot of commissions and committees and he has never seen one that does a job as well as Mike Swistak. So unanimously voted:

Rosemary Enright – Aye

Mick Cochran – Aye

Michael Jacquard – Aye

Richard Lynn – Aye

Duncan Pendlebury - Aye

Michael Smith - Aye

- B. Vice Chair – Commissioner Enright nominated Commissioner Pendlebury it was seconded by Commissioner Smith. So unanimously voted:

Rosemary Enright – Aye

Mick Cochran – Aye

Michael Jacquard – Aye

Richard Lynn – Aye

Michael Swistak - Aye

Michael Smith - Aye

- C. Secretary – Commissioner Pendlebury nominated Commissioner Enright and it was seconded by Commissioner Jacquard. So unanimously voted:

Duncan Pendlebury – Aye

Mick Cochran – Aye

Michael Jacquard – Aye

Richard Lynn – Aye

Michael Swistak - Aye

Michael Smith - Aye

Motion to adjourn at 8:20 p.m. was made by Commissioner Cochran and seconded by Commissioner Pendlebury. So unanimously voted.

Attest:



Cynthia L Reppe

This meeting was digitally recorded