

PLANNING COMMISSION MINUTES

January 21, 2004

7:30 PM

Jamestown Library

The meeting was called to order at 7:37 p.m. and the following members were present:

Gary Girard Andrew Kallfelz
Betty Hubbard Victor Calabretta

Barry Holland

Not present:

Jean Magregor-Brown

Sue Barker

Also present:

Lisa Bryer, AICP – Town Planner

Cynthia Reppe – Recording Clerk

Richard Patore – Town Engineering Consultant

Julio DiGiando

Charlotte Zarlengo

I. Approval of Minutes from December 17, 2003

A motion was made by Commissioner Holland and seconded by Commissioner Kallfelz to reconsider the minutes of the December 17, 2003 meeting with the following change in bold type:

Commissioner Barker arrives at 7:40 p.m.

1. Manning Subdivision – Cedar Lane – 9 lot Major Subdivision – Pre-Application Review

Commissioner Hubbard pointed out that the process requires setting aside areas that are sensitive which in this case, **in her opinion** would be DEM's 200' buffer ~~for drainage~~ along Cedar Lane and Jamestown's watershed boundary at the Southeast corner of the parcel; also sensitive is the west side of the property where 2 level spreaders are planned to handle drainage headed toward the cemetery.

(Commissioner Hubbard distributed copies of the Feb 6, 2001 minutes and 2 diagrams from the subdivision regulations illustrating Master Planning Process.)

A discussion ensued and Commissioner Kallfelz made a motion to approve the above addition in bold suggested by Commissioner Holland. Commissioner Girard seconded the motion. So voted:

Gary Girard - Aye

Andrew Kallfelz - Aye

Betty Hubbard - Aye

Victor Calabretta - Abstain

Barry Holland – Aye

Sue Barker - Aye

Motion passes by a vote of 5-0, 1 Abstention

Approval of Minutes from January 7, 2004

A motion was made by Commissioner Calabretta and seconded by Commissioner Kallfelz to accept the minutes as written. So unanimously voted. Commissioner Barker abstains.

II. Correspondence

1. FYI – Zoning Board of Review Agenda January 27, 2004. Received.

III. Citizen's Non Agenda Item

Town Councilor Julio DiGiando stated that at the last meeting of the Town Council he had suggested setting aside money to manage growth on the Island he did not get the support from the other members of the council.

IV. Reports

1. Town Planner's Report

Town Planner Lisa Bryer informed the Planning Commission that Jamestown had received a grant for the Strategic Affordable Housing Plan. The Affordable Housing Committee, Church Community Housing Corp and Rhode Island Housing will be working together on this plan. In addition to these groups there will also be representatives from the Planning Commission and the Town Council. Ms. Bryer also let the Planning Commission know that there will be two additional public hearings for the changes made to the Comprehensive Community Plan.

2. Town Committees
3. Sub Committees

V. Old Business

1. Zoning Ordinance – article 314 - protection of critical lands containing freshwater wetlands, high ground water table and/or shallow impervious layer –Amendments proposed by the Planning Commission

The Planning Commissioners all thanked Mr. Richard Pastore, Town Engineering Consultant for the work that he did on showing examples of where the test holes should be. A discussion ensued regarding whether or not to have the houses shown on the drawings. Commissioner Calabretta stated that the houses should not be shown even if it is listed as not to scale. Resident Charlotte Zarlengo stated that she feels this is opening the door for people to build big houses on these small lots in the shores. Commissioner Hubbard feels the labeling for ISDS size and house size should be taken off the drawings. Town Engineering Consultant Richard Pastore stated that he does not agree with Mrs. Zarlengo's comment that this is a blueprint for development because the drawings show examples of how test pits should be placed on different size lots in relation to a house and ISDS. Commissioner Hubbard suggested that a table with lot percentage coverage should also be included in the amendment. It was also suggested to define what TH means (test holes). A motion was made by Commissioner Kallfelz and seconded by Commissioner Girard to have the Town Solicitor add the required language to support the amendments with the changes above. So unanimously voted.

2. Downtown Parking Plan – Conclusions – Final Report

A discussion ensued regarding the conclusions and final report of the parking plan. Commissioner Hubbard stated that we already have a parking plan in place and this is just

making needed changes to the existing plan. Commissioner Kallfelz stated that despite the intense demand for convenient parking in the East Ferry area for 2 hours the survey indicates there is sufficient 2 hour or more parking in the village. Commissioner Hubbard would like the number of businesses that have complied with the parking requirements noted in the conclusions. There were several suggestions and changes made to the document that will be incorporated into the final report when the Planning Commission is done reviewing this. The Planning Commission would like this item put on the next agenda.

VI. New Business – nothing at this time

A motion was made by Commissioner Calabretta and seconded by Commissioner Holland to adjourn the meeting at 10:10 p.m. So unanimously voted.

Attest:

Cynthia L. Reppe

This meeting was recorded on 1- micro-cassette