

PLANNING COMMISSION MINUTES

July 7, 2004

7:30 PM

Jamestown Melrose School

The meeting was called to order at 7:34 p.m. and the following members were present:

Gary Girard
Barry Hollland
William Kelly
Victor Calabretta

Not present:

Betty Hubbard
Jean MacGregor Brown
Andrew Kallfelz

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Recording Clerk
Richard Pastore – Town Engineering Consultant
Mr. and Mrs. John Perrotti
Craig Carrigan – Carrigan Engineering Inc.
Margaret Hogan – Attorney

I. Approval of Minutes from June 2,2004

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

Approval of Minutes from June 16, 2004

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

II. Correspondence

1. FYI – Memo to Town Council from Planning Commission Re: Proposed Zoning Ordinance Amendments to Section 314 – High ground water table and impervious layer overlay district. Received.

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

Commissioner Kallfelz arrives at 7:38 p.m.

IV. Reports

1. Town Planner's Report

2. Town Committees

a. Harbor

Commissioner Kallfelz reported that there is a touch and go dock in now at east ferry and it is working well.

b. Fort Getty

Fort Getty update, meetings on Thursdays every other week in the afternoon. They have gone through and looked at goals of 1994 plan and reworked the goals for 2004.

c. Buildings and Facilities

d. Others

3. Sub Committees

Commissioner Calabretta reported that there is a hearing on LNG at Gaudet School tomorrow night at 7:30 p.m. It is his understanding this will be a scoping meeting. Commissioner Girard informed the Commission that he will be leaving as is Commissioner Kelley for an interview with the Town Council for the Town Administrator search committee, but will return right after the interview.

V. Old Business- nothing at this time

VI. New Business

1. John Perrotti – Ship St. Plat 15 Lots 73 &74 - Zoning Ordinance Section 314 – Sub-district A Review

Margaret Hogan, attorney for Hogan and Hogan Attorneys is representing Mr. And Mrs. Perrotti for this application. They are looking for the approval and recommendation from the Planning Commission. Town Planner, Lisa Bryer asked for additional information and Ms. Hogan handed out the information to the Commission. Mr. Craig Carrigan, engineer for the applicant, will be addressing the topography issues. A 500-foot radius map was handed out to the Planning Commission. Commissioner Girard asked for a few minutes to review the information that was just handed out. Commissioner Calabretta asked Mr. Carrigan about lot 71 and their ISDS and questioned a repair application regarding elevation discrepancies. There is a discrepancy between the application map and the application for their repair. Mr. Carrigan stated the property slopes on the back corner and explained to the Planning Commission the discrepancy is due to an assumed elevation on the ISDS application. Commissioner Calabretta stated the dimensions of the adjacent leach field and that there is no way that it could be squeezed into that area. Commissioner Girard stated “point well taken.” Attorney Hogan addressed the lack of house plans and discussed the potential plans with the commissioners. There are no house plans or architecture plans yet. It will probably be a 2 story Colonial house with a porch, total square footage 2520 for the house with the footprint being 1260 sq ft and the garage being 624 sq ft. The applicant has not presented a house plan yet and the planning commission informed the attorney that they need the foundation plans to determine least possible disturbance to the site. The Planning Commission is concerned with minimal disturbance to the site. Commissioner Kallfelz asked if this is a hypothetical footprint? We need to

look at what exactly the footprint will be and the disturbance to the site. Ms. Hogan asked if we want to continue now or suspend the application. Commissioner Calabretta prefers to give them advice now so we can prevent them coming back over and over. From engineering standpoint the property owners surrounding should see the type of flow they see now before the house is done. Commissioner Calabretta showed a drawing of what could potentially happen with ponding of the water on the site with what is being proposed at this time. This is a drainage challenge to develop the site and minimize disturbance to the property. As a Commissioner he could not approve that this is minimal disturbance to the property at this time. Commissioner Holland stated the Planning Commission has developed guidance as far as a footprint, what they have said about it now is more than twice the size of what the planning commission would be looking for. The applicants asked if there are any other concerns? The slab needs to be 12 inches above the seasonal groundwater clearly shown on the plan. A discussion ensued regarding all of the issues this ordinance is about. The foundation and footing should allow the water to go through the foundation. Ms. Hogan stated this is a unique situation, the processing of the ISDS started in January of 02 and now this ordinance is in effect. Commission Girard stated this is one of the reasons this ordinance is in effect now. Commissioner Holland stated bringing in a lot of fill needs to be justified. Commissioner Kallfelz stated it can be a disadvantage making more of a problem for run off. The Planning Commission thanked the applicant for coming in with the understanding that they would return with more information and possible redesign based upon the comments at the meeting.

A motion to adjourn was made by Commissioner Calabretta and seconded by Commissioner Kallfelz at 8:27 p.m. So unanimously voted.

Attest:

Cynthia L. Reppe

This meeting was recorded on 1 micro-cassette