

PLANNING COMMISSION MINUTES

August 15, 2007

**7:30 PM**

**Jamestown Library**

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

Gary Girard	Victor Calabretta
Barry Holland	Jean Brown
Richard Ventrone	Michael White

Not present – Betty Hubbard

Also present:

Lisa Bryer, AICP – Town Planner

**I. Approval of Minutes August 15th, 2007**

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

Page 5 second line from top Brittain said that if ~~her~~ he converts the storage area on the second floor....

So unanimously voted.

**II. Correspondence**

1. FYI – Creating Vibrant Waterfronts in Rhode Island – Save the Date. Received

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

**IV. Reports**

1. Town Planner's Report
2. Chairpersons report

He reported on the Harbor Committee and the proposed new moorings at the Jamestown Shores Beach. He has informed the Harbor Commission that any new moorings would need landside facilities.

3. Town Committees
  - a. Harbor
  - b. Fort Getty
  - c. Buildings and Facilities
  - d. Others
4. Sub Committees

## V. Old Business

1. Allan & Nancy Randall – 61 Narragansett Ave. Plat 9 Lot 179  
Major Land Development Project - Master Plan Decision

A motion was made by Commissioner Calabretta and seconded by Commissioner White to grant Master Plan approval to this project with the following amendments:

Under Findings of Fact 3. Amend to read: Since the parcel in question is located within the Urban Service District (as defined in the Water & Sewer Regulations), has public sewer available on site, and, further, since a connection to the public sewer system has been approved by the Board of Water & Sewer Commissioners, there is no need for relief under Section 82-308 of the Zoning Ordinance;

Under Conditions of Approval 1. The approval includes moving an existing house from Narragansett Avenue to Howland Avenue and the construction of a new, **(not to exceed)** 4320 square foot) office/retail structure;

The motion reads:

To Grant Master Plan approval in accordance with the Town of Jamestown Subdivision Regulations, RIGL 45-23-37 and the plans entitled "**61 Narragansett Avenue, Jamestown, RI owned by Allan and Nancy Randall, 65 Narragansett Avenue, Jamestown, RI; Plat 9 Lot 179, Narragansett Avenue, Jamestown, Rhode Island**; prepared by **Burgin Lambert Architects, 150 Bellevue Avenue, Newport, RI 02840 (401-847-3339; dated 2-14-07** based on the following Findings of Fact and subject to the following Conditions of Approval:

### A. **Findings of Fact**

The Board makes the following findings:

1. The Land Development Project is consistent with the requirements of the Jamestown Comprehensive Plan and/or shall satisfactorily address the issues where there may be inconsistencies;
2. The Land Development Project conforms to the standards and provisions of the Jamestown Zoning Ordinance and will be subject to a Special Use Permit for Mixed Use and Development Plan Review because it is within the CD District;
3. Since the parcel in question is located within the Urban Service District (as defined in the Water & Sewer Regulations), has public sewer available on site, and, further, since a connection to the public sewer system has been approved by the Board of Water & Sewer Commissioners, there is no need for relief under Section 82-308 of the Zoning Ordinance;
4. There will be no significant negative environmental impacts from the proposed development as shown on the plans, with all required conditions for approval;
5. The Land Development Project as proposed will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and buildings standards would be impracticable;
6. The Land Development Project has adequate and permanent physical access to a public street, namely, Narragansett Avenue and Howland Avenue;
7. The Land Development Project provides for safe circulation of pedestrian and vehicular traffic, for suitable building sites and for preservation of natural, historical, or cultural features that contribute to the attractiveness of the community;
8. The design and location of streets, building lots, utilities, drainage improvements, and other improvements in the subdivision minimize flooding and soil erosion;

9. The Land Development Project has access to sufficient potable water for the intended use and has approval from the Board of Water and Sewer Commissioners for the proposed use as granted on May 24, 2007.
10. This application is conceptual in nature at the Master Plan stage and specific details such as drainage, physical access and utilities will be refined and engineered at the Preliminary Stage of review and approval.

**B. Conditions of Approval**

1. The approval includes moving an existing house from Narragansett Avenue to Howland Avenue and the construction of a new office/retail structure, not to exceed 4,320 square feet;
2. That payment of a fee in-lieu-of land dedication shall be required for this subdivision in the amount required by Article IIID of the Jamestown Subdivision Regulations. This fee shall be determined at the time of filing of the final plat and paid prior to recording of the final plan.
3. Prior to final approval, the applicant must provide a Physical Alteration Permit from the Department of Transportation or proof that it is not needed;
4. This application requires approval from the Zoning Board of Review for “Mixed Use” prior to Final Approval;
5. This application requires Development Plan Approval because it is in the CD (Commercial Downtown) District prior to Final Approval; and,
6. This approval shall expire one year from the date of approval by the Planning Commission.

So voted:

Gary Girard - Aye	Victor Calabretta - Aye
Barry Holland - Aye	Jean Brown - Aye
Richard Ventrone - Aye	Michael White - Aye

2. Discussion with Donald Powers - Architect  
Re: Charrette / Zoning Project

The Planner presented the consultant team present of Donald Powers and Stephanie Zurich of Donald Powers Architects, Russell Preston of Cornish Associates. Donald Powers presented the project and had a discussion with the Planning Commission on the project and the Charrette.

The website should be up and running by August 30.

They have asked the Planning Commission to come up with 2 – 3 people who are connected to a larger network so that they could be contacted for more names.

The Chair recommended that we place this project under report on each forthcoming agenda.

**VI. New Business – nothing at this time**

A motion to adjourn was made by Commissioner Calabretta and seconded by Commissioner Ventrone at 9:30 p.m. So unanimously voted.

Attest:

Lisa Bryer  
Town Planner

*This meeting was recorded on 1 micro-cassette*