

PLANNING COMMISSION MINUTES

February 15th, 2006

7:30 PM

Jamestown Library

The meeting was called to order at 7:32 p.m. and the following members were present:

Gary Girard	Betty Hubbard
Victor Calabretta	Jean Macgregor Brown – arrives at 7:37
Barry Holland	Richard Ventrone
Michael White	

Also present:

Lisa Bryer – AICP – Town Planner
Cynthia Reppe – Recording Clerk
A. Lauriston Parks – Town Solicitor
Michael Gray – Town Engineer
Bruce Keiser – Town Administrator
William Burgin – Architect – William L. Burgin Architects
Michael Weremay – Landscape Architect – Beckman Weremay LTD.
John Murphy – Attorney
Dr. Paul Aldinger – Geotechnical Engineer - Aldinger and Associates Inc.
Herb Johnson – Engineer – Aldinger and Associates Inc.
Tara Vargish – Northeast Engineers
Kevin Alverson – Gifford Design Group

I. Approval of Minutes from January 18th, 2006

A motion was made by Commissioner Hubbard and seconded by Commissioner Calabretta to accept the minutes with the following changes;

Page 1, last paragraph, but would have to take the **plan to the vestry.**

Page 2, last paragraph, this ordinance is limiting the for profit developer.

So unanimously voted. Commissioner White abstains.

II. Correspondence

1. FYI – Corredora Memo to Zoning Board. Received
2. FYI – February Calendar CRMC. Received

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

IV. Reports

1. Town Planner's Report
2. Chairpersons report

Commissioner Girard said that he attended the GIS meeting last week at the library and it went well.

3. Town Committees
 - a. Harbor
 - b. Fort Getty
 - c. Buildings and Facilities

The buildings and Facilities reviewed the Town Hall and are happy with plan. They will review to see if it meets the overall program. The size of council chambers a bit larger than the committee originally suggested.

- d. Others
4. Sub Committees

V. New Business

1. **Proposed New Town Hall – 93 Narragansett Ave. Jamestown RI – Plat 9 Lots 34 & 35 – Development Plan Review – Recommendation to Zoning Board**

Town Planner Lisa Bryer gave a brief history of the project. Several years ago in 1999 Mr. Burgin did a feasibility study on a new town hall and where should it be located. The Town Office and Town Hall sites were identified as the best sites. The Buildings and Facility Committee looked at about 10 different sites for the new Town Hall and decided the existing site is the best location. The current site is the civic hub of Jamestown. \$300,000.00 was allocated at last years Financial Town Meeting for the design of the new Town Hall. An RFP was then developed to design a new town hall. Four firms were interviewed and based on qualifications and experience, Mr. Burgin's firm was hired.

Lisa Bryer introduced William Burgin, and he gave a presentation to the Planning Commission on the building and he introduced his sub-consultant, Mr. Michael Weremay a Landscape Architect from Beckman Weremay LTD.

Mr. Weremay made a presentation to the Planning Commission and started with parking. We are seeking a variance for on-site parking and will have the required parking with the shared parking agreement with St. Matthews Church. It works nicely since they have more business during the weekend and we are busier during the week. Mr. Weremay addressed drainage issues. There will be a slight increase in impervious surface. Lighting was discussed; a 12-14 ft light on a fluted pole with a lantern head that looks like a gas lantern will be used. It will have a horizontal cutoff instead of vertical which means that the hot spot on the bulb will not be seen, casting the light downward. The lumens will be minimal to provide safety in the parking area and walkways.

They are looking at existing vegetation and will decide what to keep and what to get rid of. Pedestrian circulation, sidewalk and handicap accessibility were discussed. Brick or cobblestone pavers will be used on the walkway if the budget allows.

Commissioner Hubbard asked about the sign, it is 6' x 4' total with the sign face being with the 12 square feet allowed by regulation, and it will be illuminated from below. The flagpole will be salvaged and reused.

A discussion ensued and the following questions and statements were addressed.

Commissioner Ventrone asked about the pavers, and what will be used if budget does not allow for brick or cobblestone. Concrete will be used. Commissioner Brown asked about a sound system with speakers in the town hall for meetings.

Commissioner Calabretta asked how many parking spaces are required. 40 are required, and we have all 16 on site, 10 on street, which count towards our requirement and in excess of 14 shared spots with the Church.

Regarding drainage, we are draining under the building, and it may go to either West Street or Southwest Ave, worst case scenario. We are proposing on site storage of stormwater runoff.

Commissioner Girard asked about some of the plantings. Commissioner Holland; the parking surface is an impervious surface and he wants to know why we don't use a pervious surface.

Weremay it is a relatively small increase in impervious area, 10-15% more, and it would be more maintenance upkeep and also not as handicap friendly to use an impervious surface. It is a public facility with a large amount of traffic and it would be unsafe to not have it paved. Commissioner Hubbard asked is the maximum 12 sq ft. allowed for signage? Yes. There are no plans for lights on the building.

Commissioner Ventrone asked if the siding is synthetic. Bill Burgin stated that it is a plank that looks like wood. He showed a sample of the siding. Commissioner Ventrone asked about the windows in the front of the building

Dennis Webster – Mt Hope Ave – pedestrian access through the site from Narragansett Ave. is a concern of his. Lisa Bryer stated St. Matthews indicated that the gate will be taken down next door and there is a paved walk through on the adjacent site. He also questioned the large windows in the front of the building. They were out of character and the building would look much more historic if the same windows were used in the multi-purpose room. He is delighted to hear that the lighting is screened and does not want sodium lights.

Commissioner Brown asked if the grounds can be maintained by an outside source to keep it looking nice.

Commissioner Girard thanked Mr. Burgin and Weremay for their presentation.

A motion was made by Commissioner Calabretta and seconded by Commissioner Ventrone to send a positive recommendation to the Zoning Board for approval of the application and to go forward with this design and plan. So voted:

Gary Girard - aye

Victor Calabretta - aye

Barry Holland - aye

Michael White – aye

Betty Hubbard - aye

Jean Macgregor Brown – aye

Richard Ventrone - aye

Motion carries by a vote of 7-0

VI. Old Business

1. Proposed Zoning Ordinance Amendment - Chapter 82 Article 17- Low and Moderate Income Housing. Recommendation to Town Council

A motion was made by Commissioner Calabretta and seconded by Commissioner Ventrone to make a recommendation to the town council for approval of the amended ordinance. So voted:

Gary Girard - aye

Betty Hubbard - aye

Victor Calabretta - aye

Jean Macgregor Brown – aye

Barry Holland - aye

Richard Ventrone - aye

Michael White – aye

Motion carries by a vote of 7-0

2. Manning (Cedar Lane Farm) Major 9 Lot Subdivision with waivers - Cedar Lane – Preliminary Plan Review

The Town Planner Lisa Bryer stated we wanted to start the process even though the plan is not complete so we should be reviewing this in that light and point out anything that is missing or needs to be provided. Based on Dr. Aldingers report there were some issues that needed to be addressed by the Planning Commission. Lisa Bryer spoke to Tara Vargish the engineer from Northeast Engineers about the issues and they will be addressed tonight.

John Murphy represents the applicant Mr. Joe Manning and the Manning Family. He introduced the team, Tara Vargish, Northeast Engineers, Dr. Paul Aldinger and Herb Johnson from Aldinger and Associates and Kevin Alverson from Gifford Design Group. These experts will go through the comments in the Town Planners report and they hope that they will answer the questions and be able to submit in time for the March 1st meeting. They would like the public hearing to occur in April. Mr. Murphy turned the presentation over to Dr. Aldinger.

Dr. Aldinger said it is an effort to get the water tested since the well driller has to be there because the well is 300 feet down and they have to flush 3 times the depth of the well first. The first set was supposed to be done in August but it was done in November. They will be putting a new well in for sampling. Is the location OK with no setbacks they asked Lisa Bryer and she will let them know by the next meeting.

The planning commission has a copy of a letter Dr. Aldinger wrote regarding the level of nitrates and the results have been attached for them to see tonight.

Dr. Aldinger went through his latest report that was submitted to the board tonight. It was the objective of the Manning team to keep the nitrate loading level at 5 mg/l or below. This is with the lot clearing restrictions and fertilizer restrictions.

The nitrate loading with no fertilizer restrictions or clearing restrictions for both 9 and 8 lot developments are as follows, 9 lot is 6.05 mg/l and 8 lot is 5.61 mg/l. The Manning team is proposing to have as a restriction that no lawn fertilizer can be used. Mr. Murphy stated that there are ways to enforce this, make it a stipulation of the by law, also the neighbors will report on each other.

Commissioner Ventrone asked how you are going to enforce all these rules. The Planner indicated that she feels they are difficult to enforce with any level of assurance. Lisa Bryer asked Dr. Aldinger, what are the “realistic” numbers (based on Jamestown numbers not Cape Cod model

numbers) for the Manning 9 lot subdivision with no lot or fertilizer restrictions? He answered it is 2.39 mg/l.

The Town Planner Lisa Bryer in her opinion feels the applicant has done their due diligence and the results are in writing by a professional and she is comfortable with that; the best case scenario is 2.39 mg/l, well below the desired level of 5 and the worst is 6.05, slightly above the desired level of 5, with the understanding that the upper number is derived from a very conservative model based on Cape Cod geology.

Commissioner Hubbard asked if we have Dr Urish's services anymore, Mike Gray the Town Engineer said the purpose of this exercise was to show the worst case scenario and you have that now and there should be no reason to doubt his analysis. Commissioner Calabretta agrees with all of the analysis.

The Board agreed that they are now comfortable with the nitrate loading statistics presented by Dr. Aldinger and they can proceed.

Commissioner Ventrone, would like to see no sprinkler systems allowed.

Commissioner Girard asked, are we satisfied with these results and are we willing to accept this? Commissioner Hubbard supports Commissioner Ventrone regarding the sprinkler systems too, she does not want them. Commissioner Holland says he thinks the automatic sprinklers conserve water. The majority of the board is in favor of the water saving sprinkler systems.

Dr. Aldinger stated that we are trying to capture as much water as possible by putting a berm across the western property boundary, if the Planning Commission doesn't like that idea they will put an underground galley there but he then found out its open space and you can't touch it.

Attorney John Murphy is formally suggesting that the deadline be extended for 6 months past the original date. Commissioner Girard made a motion to extend the deadline for 6 months and Commissioner Hubbard seconded the motion. So unanimously voted.

Kevin Alverson from Gifford Design Group presented the landscape plan to the board. There are a few trees that will be removed; they are proposing a replacement for the trees to be removed. Commissioner Hubbard would like to see the road surface details. They are shown on Sheet 10. The applicant will submit additional information for the next meeting on March 1st, 2006.

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

Attest:

Cynthia L. Reppe
Recording Clerk

This meeting was recorded on 1 micro-cassette