

Approved As Written 1-7-09  
**PLANNING COMMISSION MINUTES**  
**December 17th, 2008**  
7:30 PM  
Jamestown Town Hall  
93 Narragansett Ave.

The meeting was called to order at 7:33 p.m. and the following members were present:

Gary Girard	Michael Swistak
Barry Holland	Jean Brown – arrived at 7:55
Nancy Bennett	Alexandra Nickol

Not present:  
Richard Ventrone

Also present:  
Lisa Bryer, AICP – Town Planner  
Cinthia Reppe – Planning Assistant  
Michael Gray – Town Engineer  
William Burgin – Architect  
William Munger  
Jack Britain

#### **I. Approval of Minutes December 3, 2008**

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

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2<sup>nd</sup> paragraph, add to first sentence Regarding the change in S to Y **in the use table**, she feels

3<sup>rd</sup> paragraph, add to the last sentence – **some uses like a lunch room is allowed now with S special use permit but changing to mixed use it would be allowed by right.**

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1<sup>st</sup> paragraph, second and third sentences, Five ~~residents~~ **commissioners** raised their hands **in favor of leaving S as S. For those who look like they are leaving** Commissioner Swistak said this is the next item under the zoning ordinance review and it may be discussed later.

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2<sup>nd</sup> paragraph, first and third sentences, he thinks it is inappropriate ~~and~~ to say.....

shouldn't be in question. **If** he was not.....board. **He** is in good conscience doing this and we are knit picking.

6<sup>th</sup> paragraph, 1<sup>st</sup> sentence, we did not see elevations and at the last meeting **Mr. Lawless** ~~he~~ handed out proposed.....

2<sup>nd</sup> sentence, A general example is fine with ~~him~~ **Commissioner Holland.**

2nd to last sentence, are compatible with each other **as currently proposed**;

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2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence **The chair said** in order for this.....

So unanimously voted.

## II. Correspondence

1. CRMC – Residential Assent – Fernand E. Malouin, 205 Seaside Dr., Jamestown, RI 02835; to construct and maintain a recreational boating facility to consist of a 4' x 106.9' fixed timber pier with 4' x 20' terminal access platform. The proposed dock . #1200 boat lift system extends to 106.9' beyond MLW requiring a 56.9' length variance from the CRMP 50' MLW standard, located at Plat 15 Lot 212. Received
2. FYI – Memo – from Town Council to Planning Commission Re: Historic District Ordinance. A motion was made by Commissioner Bennett that was seconded by Commissioner Girard to place this on a future agenda for discussion to a date uncertain at this time. So unanimously voted.

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

## IV. Reports

1. Town Planner's Report
2. Chairpersons report – Commissioner Girard wished everyone a Happy Holiday.
3. Town Committees
  - a. Harbor
  - b. Fort Getty
  - c. Buildings and Facilities
  - d. Tree Preservation and Protection  
Want to get update from company doing tree inventory
  - e. Affordable Housing Committee
  - f. Wind Energy
  - g. North Rd. Bike Path Committee
4. Sub Committees

## V. Old Business

1. **Comprehensive Permit Application – 2 lot Subdivision – John Lawless Jr.  
14 Pemberton Ave. Jamestown, RI ; Plat 8 Lot 473 – Public Hearing Continued**

A motion to continue the public hearing until January 21<sup>st</sup>, 2009 was made by Commissioner Girard and seconded by Commissioner Swistak. So unanimously voted.

2. **Manning Major Subdivision, Upland Farm - Cedar Lane – Final release of Bond -  
\$12,303.00**

This office has not received the final information from Northeast Engineers. It will be continued to the next agenda.

## VI. New Business

3. **Town of Jamestown- Police Station – 250 Conanicus Ave.- Plat 8 Lot 582-  
Development Plan Review**

Mike Gray, Town Engineer gave a description of the improvements being proposed at the Police Station. Architect Bill Burgin showed the Planning Commission and the audience a plan. The

entire building will be repainted and improvements made as money allows. A discussion regarding landscaping ensued. It was explained that the plantings there now will be taken out during construction and then replanted. This application will be heard at zoning next month if the Planning Commission approves this tonight. It will then be put out to bid and hopefully construction will begin in spring or early summer.

William Munger – owns the boat yard, a direct abutter to the east. He commended Mr. Burgin for having the fuel fill moved to the other side. He also stated that a chain link fence is encroaching onto his property and he pointed it out on the plan. He would like it fixed if possible and would like a vegetative buffer for his boatyard against the outside of the Town’s fence. He is asking the town to make an effort to blend.

A discussion ensued regarding money in the budget for plantings. Mr. Gray said there is money in the budget to a certain degree. Screening can be looked at, but most importantly screening to the residential area is top priority Ms. Bryer said. The Planning Commission is making a recommendation to the Zoning Board. They are seeking a special use permit as well as a slight front yard setback variance.

Jack Britain – just wants a buffer to his house two lots away, this is important because around 11:00 pm during shift change when they try their lights out and horns etc. it can be disturbing to the neighborhood.

A motion was made by Commissioner Girard and seconded by Commissioner Brown to send a positive recommendation to the Zoning Board to include a planting plan that screens the fence along all sides of the parking area except the side that faces Conanicus Ave. This plan will be developed in conjunction with the Town Engineer, Town Planner, Tree Warden and the abutters. So voted:

Gary Girard - Aye	Michael Swistak - Aye
Barry Holland - Aye	Jean Brown – Aye
Nancy Bennett - Aye	Alexandra Nickol - Aye

Motion carries by a vote of 6-0

**4. Sea Bay Trust – Robert Knudsen, Trustee - - Zoning Ordinance Section 314 Sub District A Review, High Ground Water Table-Impervious Overlay District – Plat 15, Lot 370 - Seaside Dr.**

Mr. Knudsen, 290 Seaside Dr. is requesting approval for a garage addition for 281 Seaside Dr. The actual finished area will total less than 5% of total coverage. A water retention basin was developed for the area. His engineer has provided everything. Mr. Knudsen asked if there were questions and he stated this property has been family held for over 175 years.

There will be a master bedroom above the garage and he has down sized to a 2 bedroom from a 3 bedroom. He has a system suitability determination from the DEM.

Commissioner Swistak made a motion that was seconded by Commissioner Girard to send a positive recommendation to the zoning board for the Sea Bay Trust Application for Zoning Ordinance Section 314 Sub District A Review, High Ground Water Table-Impervious Overlay District – Plat 15, Lot 370 - Seaside Dr. for Sea Bay Trust, Robert Knudsen, Trustee. So voted:

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Gary Girard - Aye

Barry Holland - Aye

Nancy Bennett - Aye

Michael Swistak - Aye

Jean Brown – Aye

Alexandra Nickol - Aye

Motion carries by a vote of 6-0

A motion to adjourn at 8:41 p.m. was made by Commissioner Girard and seconded by Commissioner Nickol. So unanimously voted.

Attest:



Cynthia L Reppe  
Planning Assistant

This meeting was digitally recorded