

Approved As Amended 10-6-10
PLANNING COMMISSION MINUTES
September 15, 2010
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:

Rosemary Enright	Richard Lynn	Duncan Pendlebury
Michael Smith	Michael Swistak	

Not present:

Dan Lilly Jr.
Susan Little

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Assistant
Don Lonergan – Architect – DLR Associates, Architects

I. Approval of Minutes September 1, 2010

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

II. Correspondence – nothing at this time

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

IV. Reports – nothing at this time

1. Town Planner's Report
2. Chairpersons report
3. Town Committees
 - a. Harbor
 - b. Buildings and Facilities
 - c. Affordable Housing Committee
 - d. North Rd. Bike Path Committee
4. Sub Committees

V. New Business

1. Bank Newport – Bank Newport – 31 Conanicus Ave. – Plat 9 Lot 43 – Renovation - Article 11 – Jamestown Village Special Development District

Commissioner Swistak recused and left the table. Vice chair, Commissioner Pendlebury will chair this portion of the meeting.

Architect Don Lonergan stood on behalf of Bank Newport. A motion was made by Commissioner Smith and seconded by Commissioner Enright to accept Mr. Lonergan as an expert witness. So unanimously voted.

Mr. Lonergan architect for DRL Architects made a presentation to the Planning Commission of the proposed renovations to the bank. He wanted to address some of the issues that were in the Town Planners report. First he clarified that the shingles will be wood and light gray in color and will not be vinyl siding. The design will fit in with the character of Jamestown Village. They have met with the neighbors to discuss landscaping issues. When asked about the hedge along Lincoln St. Mr. Lonergan stated it is not on their property but on the right-of-way and they currently maintain it **and will continue to maintain it.**

The lighting level will remain the same. The new light next to the two new parking spaces shown on the plan is not necessary and will be eliminated. The new lights will be left at the current height of 12 feet and in the current location.

Mr. Lonergan stated the speakers will be facing towards the bank building and will not be heard and another row of shrubs will be added at the south-west and north-west corners.

Commissioner Pendlebury would like to see fixtures that put light on the ground and shielded from neighbors which is one of the charges of the Planning Commission for Development Plan review. The Front decorative fixture will point up as well as out. He would like a "dark sky" fixture. They can eliminate it if the planning commission prefers.

Lisa Bryer asked about the shrubs along the southwest property line. The boxwood proposed will achieve 2-3 feet in height. The abutters want 6-8 foot high; the applicant agreed. They are trying to minimize the noise and they will work with the neighbors on what they want.

Commissioner Smith said it is his experience the turning radius is not sufficient **in the parking lot.** Mr. Lonergan said they will be happy to look at that but as of now it is 28 feet which is more than the Zoning Ordinance requirement. Commissioner Smith is saying it does not work the way it is now. Commissioner Enright said maybe signage to indicate ~~you~~ where you can exit will be helpful. Commissioner Lynn said there are now 3 lanes of the drive through coming out instead of one and asked if that increase the exiting problem? They will look at redesigning the exit onto Union to channel it to one lane exiting at a time.

Commissioner Pendlebury asked if there were any members of the audience that had questions.

Mark Swistak – Lincoln St.- I am a direct abutter to the southwest parking lot. Bank Newport is excellent to work with and has worked with them for years. The four lights are adequate for lighting. He looks at the bank from his porch and has never seen a problem with people backing up and into each other; he does not see a necessity with expanding the pavement area.

Debbie Swistak – Lincoln St. – will the forsythia planting along the boundary be removed? She had heard that might come out and she would prefer that. Do they have assurances that the height of the planting will not be higher than the 6-8 ft they agreed upon. She wants to make sure that in the future everyone will be as agreeable as ~~him~~ the representative of the bank. They are sensitive to their water view. The bank representatives assured her that it will be maintained at the level they want.

John Quinn -7 Union St. Just across street, he looked at site plan and from what he saw the lanes are right up against the existing back wall of the bank, he did not see what happens to the contents of the area that is fenced in now, the condensers will be eliminated he was told. He wants shorter lights that are shielded under canopy. Will it be lit after banking hours? The Bank representative stated that “no it will be on timers”. His main concerns are shielding the light.

Just to clarify there will not be a drive up ATM. Correct.

Clarify the one light will be removed on west side close to Mr. Quinn. Bike rack is being added and window type will be Anderson window and it will meet the Zoning Requirements with integral muntins, paintable azek exterior trim and vinyl inside .

The conditions were reviewed.

Conditions of approval eliminating parking lot light on west as well as the 5th light on south side the 4th light will be no closer to west neighbor adding a row of shrubs on west side of drive through.

Duncan wants a dark sky fixture by ramp

Bank will work with height to establish 7 Union and 10 Lincoln acceptable main height

Recessed lighting on timer

Bike rake located on south side of building

Window type Anderson per ordinance and vinyl on outside is ok

Move drive through sign and one new directional sign.

Cedar shingles on light gray

A motion was made by Commissioner Smith and seconded by Commissioner Enright to approve this application with the following conditions of approval:

1. Eliminate the Parking lot light on the west side of property in addition the 5th light on the south side of lot. The 4 lights on the south side will remain in the same location.
2. The recessed lights on the drive through canopy shall be on a timer and shall only be lit during banking hours.
3. Decorative light fixture by the ramp shall be a Dark Sky fixture
4. Adding a row of shrubs on west side of drive through (3-4 feet in height) or as agreed upon by neighbors.
5. The shrubs adjacent to the neighbor to the southwest shall be such that it will maintained at a 6-8 foot height.

6. The Bank will work with both adjacent neighbors to the west to establish an acceptable maintenance height to the new shrubs.
7. Move the drive through sign and add one new directional sign. All other signage shall remain the same.
8. A new Bike Rack shall be located on south side of building.
9. The windows shall have integral muntins with paintable exterior trim as per ordinance (vinyl inside was acceptable to the board).
10. The exterior shall be Cedar Shingles and they indicated that it will be painted light grey.

The Board agreed that The TRC will look at both Entrance and Exit conditions and make a decision on whether what is proposed is acceptable.

So voted:

Rosemary Enright – Aye Richard Lynn – Aye
Duncan Pendlebury – Aye Michael Smith - Aye

Motion carries 4-0

Commissioner Swistak returns to the table.

VI. Old Business

1. Comprehensive Community Plan Update – Historic and Cultural Resources Element

Town Planner Lisa Bryer will go through the redlined parts of the plan. She went through the changes that she and Commissioner Enright made. Commissioner Smith wants something in this section about Vistas. Ms. Bryer said that this section does address protecting vistas per the community survey and the 2005 Landscapes book.

Bill Ritter of Shoreby Hill began a discussion regarding Historic Districts and what is Historic. Should we or shouldn't we? We have committed to identifying buildings of value in the Zoning Ordinance.

The Planning Commission suggested adding the list of other cultural resources: Community Band, Jamestown Piano Association, Jamestown Art Center, Beavertail Lighthouse Museum Association.

A motion to adjourn at 9:35 p.m. was made by Commissioner Pendlebury and seconded by Commissioner Enright. So unanimously voted.

Attest:



Cynthia L Reppe

This meeting was digitally recorded