

Approved As Written 5-4-11
PLANNING COMMISSION MINUTES
April 20, 2011
7:30 PM
Jamestown Town Hall
93 Narragansett Ave.

The meeting was called to order at 7:30 pm and the following members were present:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary	Michael Jacquard
Susan Little	Richard Lynn
Michael Smith	

Also present:

Cynthia Reppe – Planning Assistant
Wyatt Brochu – Town Solicitor
John Lawless - Engineer

I. Approval of Minutes April 6, 2011

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

Page 2, 3rd paragraph, last sentence - TRC and they just received today a ~~mach~~ **mock** up of the

Page 2, 4th paragraph, first sentence - Commissioner Pendlebury said at the TRC meeting they discussed having these gathering spaces, ~~it~~ **they** re-enforce

Page 2, 4th paragraph, third sentence - It has a different character, **green lawns** and

Page 2, 5th paragraph, first sentence - Commissioner Smith stated, now after a function **the sidewalk is solid** with people. ~~on the sidewalk.~~

Page 2, 7th paragraph, second sentence - The **construction** ~~two columns~~ at the lower stairs

II. Correspondence – nothing at this time

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

IV. Reports

1. Town Planner’s Report
2. Chairpersons report
3. Town Committees
 - a. Harbor -
 - b. Buildings and Facilities – met tonight to discuss the country club and starting to write the report
 - c. Affordable Housing Committee
 - d. North Rd. Bike Path Committee
4. Sub Committees

V. New Business

1. Bunkley – 2 lot Minor Subdivision – Plat 9 Lot 495 – Clarke St. & Columbia Ave.

John Lawless will be representing the Bunkley application. A motion to acknowledge Mr. Lawless as an expert witness, by Commissioners Smith and Pendlebury. So unanimously voted.

Mr. Lawless is registered in the state as a Physical Engineer. This application is for a minor subdivision. The property is located on Columbia Ave. and Clarke St., Plat 9 Lot 495. In 2008 a registered land surveyor was hired to prepare a plan to apply for subdivision but then they decided to hold off. They have now decided to go forward but the surveyor has since passed away. He is not here to represent the property boundaries, but the signed plan at the time is a class 1 survey. Mr. Lawless believes he is qualified to professionally represent all of the plan and present it to the Planning Commission. This lot is located at the Southern end of Columbia Ave., it is in the R-20 zone and is a 1 acre parcel. It will be divided into 2 properties. Currently there is an existing dwelling on Columbia Ave. It meets all zoning, there are no flood zones or wetlands, no historic cemeteries or community landmarks. Water and sewer is available to serve the additional lot.

Commissioner Enright said there is a stone wall on the north side of the property which is part of “Peckham wall”. There has been discussion off and on about preserving it but nothing legally saying this, she is just asking a question. Mr. Lawless said on the eastern portion of property there is a wall that has been knocked over at some points that he believes is the separation between R8 and R20.

A discussion ensued regarding the wall. There are portions of the wall that have been maintained by the will of the owners not by any legal means. Commissioner Enright would like it included in the information but not necessarily a condition. Solicitor Brochu said if it is on the property line an agreement of the two property owners would decide. The Planning Commission can say we encourage the applicant to maintain, and care be taken if the wall is ever moved. It should also say historic wall.

A motion was made by Commissioner Swistak and seconded by Commissioner Enright to Grant Preliminary Plan approval in accordance with the Town of Jamestown Subdivision Regulations, RIGL 45-23-37 and the plans entitled "**Minor Subdivision of Land located at 94 Columbia Ave. Plat 9 Lot 495 owned by John Britain Bunkley 94 Columbia Ave., Jamestown, RI; prepared by Thomas Champlin, RLS P.E. 400 Gravely Hill Rd., Wakefield RI 02879, 401-789-2486; dated 8/26/08** based on the following Findings of Fact and subject to the following Conditions of Approval:

A. Findings of Fact

The Planning Commission makes the following findings:

1. The subdivision is consistent with the requirements of the Jamestown Comprehensive Plan and/or shall satisfactorily address the issues where there may be inconsistencies;
2. Each lot in the subdivision conforms to the standards and provisions of the Jamestown Zoning Ordinance;
3. No building lot is designed and located in such a manner as to require relief from Article 3, Section 308 of the Zoning Ordinance as both lots will be serviced by public water and sewer;

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 subdivision 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. All subdivision lots have adequate and permanent physical access to a public street, namely, Columbia Ave. and Clarke Street. Lot frontage on a public street without physical access shall not be considered compliant with this requirement;
7. The subdivision provides for safe circulation of pedestrian and vehicular traffic, for adequate surface water runoff, 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. All lots in the subdivision have access to sufficient potable water for the intended use. Both lots will be serviced by public water and sewer.

B. Conditions of Approval

1. The approval is for a total of 2 lots;
2. That payment of a fee in-lieu-of land dedication shall be required for this subdivision for the new lot only 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. Granite monuments or where granite monuments are not suitable, other suitable survey markers other than concrete, shall be placed at all corner points at the new property lines;
4. The applicant is encouraged to maintain and preserve the stone wall on the north boundary line, as it is recognized as an historic feature – commonly known as the ‘Peckham Wall’
5. The Planning Commission delegates Final Review to the Town Planner with the signature of the Planning Chair to appear on the Final Record Plan;
6. This approval shall be recorded with the Town Clerk contemporaneously with the Final Plat; and,
7. This approval shall expire one year from the date of approval by the Planning Commission.

VI. Old Business

1. Proposed Amendments to the Comprehensive Plan – Population

Planning Assistant Cyndee Reppe handed out a copy of the Population section with remarks and suggestions from Commissioner Enright. Commissioner Enright questioned growth and projection numbers based on the RI Dept of Administrations numbers. These projections were from 2004 and did not anticipate the decrease from 2000-2010. She feels to project a 22% increase from 2010-2020 is not accurate information especially in terms of planning. Commissioner Pendlebury said we should accept what the state has to say since they are just projecting, it’s one piece of information. Future planning for resources like water for instance we would have to be more

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scientific and current with our projections. Commissioner Enright wonders if we should do an analysis of this projection.

Commissioner Little asked if this decrease is due to the under the age of 18 year old group. Yes it is estimated that it could be mostly attributed to that age group.

Commissioner Swistak said the school does their own strategic planning. Commissioner Pendlebury suggested we add the school committee tracking information to our Comprehensive Community Plan.

A Motion to adjourn at 8:12 p.m. was made by Commissioner Smith and seconded by Commissioner Enright. So unanimously voted.

Attest:



Cynthia L Reppe

This meeting was digitally recorded