

Approved As Amended 8-17-11

PLANNING COMMISSION MINUTES

July 27, 2011

**7:30 PM**

**Jamestown Town Hall**

**93 Narragansett Ave.**

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

Michael Swistak – Chair – recused	Duncan Pendlebury – Vice Chair	Rosemary Enright
Michael Jacquard	Susan Little	

Also present:

Lisa Bryer, AICP – Town Planner  
Cinthia Reppe – Planning Assistant  
Wyatt Brochu – Town Solicitor  
John Murphy – Attorney  
Jim and Lisa Rafferty – Bridges  
Douglas Kallfelz – Architect, Don Powers and Associates  
Christian Belden – Project Manager – Church Community Housing Corp

**III. New Business**

**1. Church Community Housing Corporation and Bridges Inc. – Comprehensive Permit application for 5 Affordable Housing units – 2 Hammett Ct. – Plat 9 Lot 183 – Pre-application**

Chair Michael Swistak recused from this application. Vice Chair Duncan Pendlebury opened up the meeting. This application was continued from the previous week due to a lack of quorum of the Planning Commission members.

Attorney John Murphy introduced the team consisting of Lisa and Jim Rafferty from Bridges, they are a non-profit 501 3(c) organization, Christian Belden – Project manager, Church Community Housing Corp, Douglas Kallfelz, Principal and Architect from Donald Powers and Associates and Michael Darveau, Engineer who could not be here tonight.

This is a comprehensive permit since they are seeking to build 5 affordable units. It is a unique lot in the town of Jamestown since it is comprised of two zoning districts. Mr. Murphy gave a presentation to the audience about this project. He introduced Lisa Rafferty who presented a slide show about Bridges and who they help. They provide work opportunities and teach life skills assistance to their clients; the developmentally disabled. Presently their administration offices are on Clinton Ave.

Following the power point presentation attorney John Murphy provided some comments on Michael Darveau's behalf.

Mr. Murphy noted that one of the major concerns from abutters is stormwater runoff. He stated, from a conversation that Mr. Darveau had with Town Engineer and Public Works Director Mike Gray that the rebuilding of Howland Ave will diminish a lot of the runoff.

By adding the impervious area when worked in conjunction with rain gardens and cisterns there will be no increase in runoff. Sewer service will be connected to an existing man hole that is on the Britains property. This is something that they will work out and if it cannot be done the way it is currently proposed there will be another way. They believe that requirements for parking should be approx 50 parking spaces, they have planned for 25 and they will show how it will work out based on employees and clients that do not drive. The site is currently completely paved and for the applicant it comes down to choosing green space over parking and they choose green space.

John Murphy introduced Architect Douglas Kallfelz who made a power point presentation with three dimensional visualizations of what the building and site would look like.

Christian Belden from CCHC said they are serving as the development consultant since they are experienced with the comprehensive permit process. They will be involved and oversee the project.

Jim Rafferty said about 10 years ago he was appointed the parking commissioner for Bridges and he directs the parking and makes sure they are all parked properly and on the right side of the road. They do encourage car pooling to cut down on parking issues. He is looking down the road and hoping there is still green space around.

That concludes formal presentation. Mr. Murphy said they will need a Zoning variance related to parking and they may need relief related to mixed use and setbacks also.

Most of the individuals that will live in these apartments do not have vehicles. This site has public transportation nearby on Narragansett Avenue.

Commissioner Little asked about the previous uses of the property has there been any testing of the soils. Yes Mr. Murphy said, Mr. Holland current property owner said it was begun by the prior owner and they did environmental testing on the commercial property and there is a clean bill of health. **She would like to see the testing done on the residential property as well.**

Commissioner Pendlebury commented the drainage site drains south to north they will attempt to collect all new impervious drainage on the property. They are currently in the commercial area and HV Holland

uses it for office space and their shop. The Planning Commission will want to understand and have a list of the current and proposed uses for the parking calculations. The applicant agreed to this.

Consistent Care, an abutter, wants a vegetative barrier. Bridges will try to keep the trees which now separate them and may put in a sidewalk with plantings.

Town Planner Lisa Bryer will provide more detail at the next meeting for Commissioners Enright and Jacquard since they were not on the Planning Commission when we last reviewed a comprehensive permit application. It is the Planning Commissions purview to grant all variances for this application. They need to assume full buildout when calculating the parking. The applicant has requested master plan and preliminary review to be combined. Commissioner Pendlebury asked if there were comments from audience members.

Jack Brittain - 14 Clinton – Drainage is a huge issue he would like to see an engineer stamped drainage plan and that is all neighbors concerns. Utilities is another concern, the sewer line was for commercial building they would like him to look at Hammet Court for the sewer instead of Clinton Ave. Incorporate the strip of land behind the Bush property too. He thinks this is a wonderful plan.

Nick Lipinski – 1 Hammet Court – it's a pretty picture but there is no frontage on Hammet Court. They say it is landlocked except for frontage on Clinton. Drainage and Parking. Over crowded as far as runoff. He thinks the rain garden will funnel into Windridge and Dr. Bushes property.

Gary Girard – is representing a family member who owns a vacant piece of property south of Hammett Court. He said that the soil is very poor on his property. He doubts that a rain garden would work. Concerned about parking. He is afraid that it will spill over onto Howland.

Pam Bush – everyone has enough parking for their businesses on Clinton and Clinton Avenue has congested traffic due to parking on both sides. Drainage is a concern. They run 2 sump pumps 24 hours a day. Questioned whether it was low income or developmentally disabled. She thinks that low income people have at least 1 to 2 cars.

Lisa Rafferty – their mission is to work with developmentally disabled not low income individuals. But developmentally disabled are also low income.

Duncan summed up the comments to be strong on drainage and parking.

Christian Belden indicated that they would talk about the type of deed restriction it would be, 30 year, etc.

John Murphy clarified that Mike Darveau will be designing the drainage and Mike Gray will be reviewing it. It has to be stamped by a registered engineer.

James Wright - 24 Clinton Avenue. Concerned about long term financing and rent funding coming from Federal Government. He wants to know the next steps.

Commissioner Little asked how many employees they have. They support 56 people on a 24 hour basis around the state. They have 160 staff many of which do not come to Jamestown.

Commissioner Pendlebury entertained a motion to combine the phases of review.

A motion was made by Commissioner Enright and seconded by Commissioner Little to combine the phases of review. This will include hearings and the applicant must meet the checklists for Master Plan and Preliminary. So unanimously voted.

A motion to adjourn at 9:00 p.m. was made by Commissioner Enright and seconded by Commissioner Little. So unanimously voted.

Attest:



Cinthia L Reppe

Planning Assistant

This meeting was digitally recorded