

Approved As Amended
PLANNING COMMISSION MINUTES
April 20th, 2016
7:30 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

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

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary	Mick Cochran
Bernie Pfeiffer	Dana Prestigiacomio
Michael Smith	

Also present:

Cynthia Reppe – Planning Assistant
Wyatt Brochu – Town Solicitor
Dan Cotta – American Engineering
Anthony Cofone – Andajo, LLC.

II. Approval of Minutes March 16th, 2016

A motion was made by Commissioner Cochran and seconded by Commissioner Enright to accept the minutes as written.

III. Correspondence

1. FYI – Letter to Cavanagh. Received

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

V. Reports

1. Town Planner's Report
2. Chairpersons report
3. Town Committees
4. Sub Committees

VI. Old Business – nothing at this time

VII. New Business

1. Andajo/Cofone- Seaside Dr. – Plat 3A Lot 155 - Zoning Ordinance Section 314 Sub District A Review, High Ground Water Table Impervious Overlay District 314 – Recommendation to Zoning Board

Commissioner Swistak introduced Dan Cotta and Commissioner Cochran made motion to accept Mr. Cotta as an expert witness which was seconded by Commissioner Pfeiffer. So unanimously voted.

Dan Cotta said this is a double lot on Seaside Dr. The lot is across the street from the waterfront lots. They are proposing a house with 12% lot coverage. There is a second floor cantilever. Septic system is a septi-tech. No variances for the property. Drainage consists of roof leaders and a large shallow rain garden. He showed the foundation cross section. It is under the 35 foot height.

Commissioner Cochran asked where is the cantilever area and Commissioner Enright wants to see a picture of the driveway and he showed them on the plan. Commissioner Pfeiffer wants to see pervious on the plan. Commissioner Enright said “make it a condition that the deck/ patio is pervious.”

The stormwater calculation is greater than 12 % said Commissioner Pendlebury.

Commissioner Pendlebury said the roof area calculation is incorrect, which in turns makes the runoff and required storage calculations incorrect as a result.

Mr. Cotta said it would make the raingarden slightly larger and that can be done.

Commissioner Swistak said in your calculation it is based on roof area and it is greater than 1728 because of the cantilever on the front of the house which changes the result and increases the runoff. Commissioner Smith said there are 2 issues, the area of the roof and area of coverage, the foundation. The foundation complies with the 12%. Mr. Cotta said he can make the rain garden larger. The calculation is based on the RI state requirements not Jamestowns.

The Planning Commission would like the change made and circled back through Mike Gray prior to going to Zoning with the revised plan. Town Solicitor Wyatt Brochu said put pervious on the plans too.

A motion was made by Commissioner Swistak that was seconded by Commissioner Pendlebury to send a recommendation to the Jamestown Zoning Board, approval of the application Andajo, LLC, Plat 3A, Lots 155, Pole #58 Seaside Drive, review under Zoning Ordinance Section 82-314 – High Groundwater and Impervious Layer Overlay District, Sub-district A – review in accordance with the plan entitled **Town Submission for ANDAJO, LLC located at Seaside Drive – Pole 58, Jamestown, RI (sheet 1 of 1), dated 3/22/16**. The recommendation for approval is based on the following findings of facts as amended:

Findings of Fact Section 314

The applicant is proposing to construct a 4 bedroom 32’ x 36’ dwelling with a 24’ x 23’ 10” garage on Lot 155 totaling 14,400 square feet.

1. Applicant has obtained RI DEM approval for an ISDS/OWTS for a four-bedroom dwelling;
2. The applicants OWTS permit from RIDEM and the Town of Jamestown Worksheet for Zoning Section 314 indicates the OWTS is a Septi-tech to Geomat3900 denitrification system.
3. The applicant's representative Dan Cotta, PE, of American Engineering, Inc. has submitted expert testimony before the Planning Commission on 4/20/16 as an expert witness with regards to OWTS Design and evidence that the proposed project meets the design requirements of Zoning Ordinance 82-314 High Ground Water Table and Impervious Overlay District as documented in a report prepared by American Engineering, Inc. dated March 8, 2016.
4. Jamestown Public Works Director Michael Gray, PE provided correspondence to Lisa Bryer, Town Planner dated April 15, 2016 regarding the Andajo, LLC application with respect to Zoning Section 314 (attached) which notes as follows:
 - a. The fill and grading will not impact the abutting properties with runoff and will direct stormwater flow to the rain garden.
 - b. The applicant meets the allowable impervious coverage limit of 12%.
 - c. The proposed 4 bedroom Septi-Tech and shallow geomat leachfield provides advanced treatment, and meets the requirements of this ordinance; and,
 - d. The proposed rain garden which will collect stormwater from the roof tops of the proposed dwelling and garage and the pervious driveway, exceeds the criteria of the Ordinance to accommodate the increase in runoff for a 10 year storm.
5. There are no wetlands on the subject property nor are there any wetlands within 150 feet from the applicable components of the OWTS per Zoning Ordinance Section 82-308 per the testimony of Engineer Dan Cotta on April 20, 2016.
6. Based on soil evaluation reports, the subject lot is in sub-district A of the High Groundwater Table and Impervious Overlay District.

Conditions of Approval

1. The rear deck and front and side patio shall allow groundwater infiltration and not be covered without additional approval by the Zoning Board of Review.
2. The Operation and Maintenance (O & M) requirements for pervious driveway, rain garden and OWTS shall be recorded in the Office of the Town Clerk with the Zoning Approval and evidence of such shall be provided to the Zoning Enforcement Officer.
3. The proposed driveway, shall be maintained as a pervious surface and not be paved at any time in the future. The O & M shall indicate that driveway shall remain pervious in perpetuity. Any change in this requirement will require additional approval by the Zoning Board of Review.
4. An as-built plan shall be provided by the Engineer to ensure constructed grades match the approved development plan.
5. The proposed roof area calculations on the Jamestown Drainage Calculation Table must be amended to include the cantilever floor area, and the rain garden design and capacity must be adjusted as necessary; and the drawings must be updated to reflect these changes.

VIII. Adjournment

A motion was made by Commissioner Enright and seconded by Commissioner Cochran to adjourn the meeting at 8:08p.m. So unanimously voted.

Attest:



Cynthia L. Reppe
Planning Assistant