

Approved As Written
PLANNING COMMISSION MINUTES

January 18th, 2017
7:00 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order and the following members were present:

Michael Swistak – Chair Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary Dana Prestigiacomio
Michael Smith

Not present:

Mick Cochran
Bernie Pfeiffer

Also present:

Lisa Bryer, AICP – Town Planner
Wyatt Brochu – Town Solicitor
Cinthia Reppe – Planning Assistant
Bradley J. Parsons – P.E., PMP – Jamestown RI

II. Approval of Minutes January 4, 2017

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

Page 2, 3rd paragraph:

Commissioner Enright said the Historical Society has a full agenda for ~~February~~ **January** and then will not meet until March.

III. Correspondence

1. FYI – Administrative Subdivision – Plat 10 Lots 31&154 – Curren/Clingstone Realty. Received

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

V. Reports

1. Town Planner's Report – Horsley Witten is being very active working on our Sustainability Plan, they are meeting this week with the seniors, Library, Rec Center and Teen Center. First office time is this Thursday, the website is live it was announced to the council last night.
Commissioner Enright asked about the meeting with the Bridge and Turnpike Authority regarding solar. It was very informative. Archie Clark mentioned some property near Dutra Farm and it is owned by the Bridge and Turnpike Authority. The interconnect is not as convenient as it is near the bridge. The closest connection on the Farm property is North Road.
2. Chairpersons report
3. Town Committees
4. Sub Committees

VI. Old Business

VII. New Business

1. **Richard & Valerie Topp – 15 Steamboat - Plat 5 Lot 476 – High Ground Water Table Impervious Overlay District –Zoning Ordinance Section 314 Sub District A Review– Recommendation to Zoning Board**

Bradly Parsons, PE made the presentation for the Topp's. Chair Michael Swistak asked for his background information so he could be sworn in as an expert witness.

He graduated from the University of Hartford with a degree in Engineering he is licensed in RI, CT. and MA. A motion was made by Commissioner Mike Smith and seconded by Commissioner Enright to accept Mr. Parsons as an expert witness.

On behalf of Ric and Val Topp, his Mother and Father in law he will be presenting the application. They are looking to pave the driveway and a walkway, safety is a concern for them since they are getting up in age and this is for safety reasons. They have lived in this house for over 40 years.

To comply with the towns regulations, they are increasing impervious coverage from 5.4 % to 9.7%, they will have a rain garden where the water currently gathers. They will be building up a berm 12 inches. Native plantings from the UConn and URI sites for recommended plantings for this area in New England will be used.

Commissioner Swistak asked if he has had experience with rain gardens, yes they come into play with the majority of the work that he does. This is his first time doing a HGWTO application. He was asked by Commissioner Swistak "What do you think of this ordinance?" This is the first time he has seen it and he thinks it is a great ordinance, it is easy to follow and it can achieve the goal the town is looking for. He mentioned to Town Engineer Jean Lambert that once the subdivision went in on Cedar Hill the sump pumps up there have not been running as much. Commissioner Smith asked if he thought about using pervious concrete. He has dealt with it in Commercial projects but thinks for a residential application it can be a maintenance problem. It is a constant upkeep and can fail if the homeowner does not keep up with the maintenance.

Commissioner Pendlebury asked Town Planner Lisa Bryer now that Jean Lambert is on board does she take over responsibility for review of the applications since prior the memo's were from Justin Jobin and Mike Gray. She is working with Mr. Gray but stormwater and drainage is one of her specialties.

A motion was made by Commissioner Enright and seconded by Commissioner Pendlebury to recommend to the Jamestown Zoning Board, approval of the application Richard and Valerie Topp – Assessor's Plat 5 Lot 476; being reviewed under Zoning Ordinance Section Section 314 - High Groundwater Table and Impervious Overlay District Sub-district A review in accordance with the plan entitled **SITE PLAN, OWNER Richard and Valerie Topp, 15 Steamboat Street, Jamestown, RI 02835, dated, Revised 12/12/16, by Bradley J. Parsons, PE, 660 West Reach Drive, Jamestown, RI 02835**. The recommendation for approval is based on the following findings of facts as amended:

Findings of Fact Section 314

The applicant is proposing to pave the driveway and walkways (891 sf) to the house. The application notes that the paving is for safety reasons as the property owners are getting old.

1. Based on soil evaluation reports, the subject lot is in sub-district A of the High Groundwater Table and Impervious Overlay District.
2. Plat 5 Lot 476 has an existing, conventional OWTS that was up to date with inspections as of December 2016, with no identified problems with the system.
3. The applicant's representative Bradley J. Parsons, PE has submitted expert testimony before the Planning Commission on 1/18/17 as an expert witness with regards to stormwater mitigation 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 dated November 29, 2016, revised 12/7/16.
4. The applicant has submitted proposed plantings and a Rain Garden O & M Plan.
5. Jamestown Engineer Jean Lambert provided correspondence to Lisa Bryer, Town Planner dated December 19, revised January 18, 2017 regarding the Topp application with respect to Zoning Section 314 (attached) which notes that, the proposal, in her professional judgement, meets the requirements of the Ordinance as follows:
 - a. The applicant meets the allowable impervious coverage limit of 10% where the existing impervious cover is 5.8% and the proposed impervious cover is 9.7%.
 - b. The proposed 300 C.F rain garden provides treatment for the 1" water quality volume and provides storage for runoff for a 10 year frequency storm event.
6. There are no wetlands on the subject property nor are there any wetlands in the vicinity of the site.

Conditions of Approval

1. The Operation and Maintenance (O & M) Plan (reproduced in 8.5" x 11") for the stormwater mitigation (rain garden) 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.

So unanimously voted.:

Michael Swistak – Aye

Duncan Pendlebury – Aye

Rosemary Enright – Aye

Dana Prestigiacomio - Aye

Michael Smith – Aye

VIII. Adjournment

A motion to adjourn was made by Commissioner Enright and seconded by Commissioner Smith at 7:30 p.m. So unanimously voted.

Attest:



Cinthia L. Reppe
Planning Assistant