

Approved As Amended
PLANNING COMMISSION MINUTES
February 6, 2019
7:00 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order at 7:00 p.m. and the following members were present:

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

Not present: Michael Swistak – Chair

Also present:

Lisa Bryer, AICP – Town Planner
David Petrarca– Town Solicitor
Mike Gray – Public Works Director
Cinthia Reppe – Planning Assistant
Bill Burgin – Architect – Burgin Lambert

II. Approval of Minutes January 2, 2019 and January 16, 2019; review, discussion and/or action and/or vote

A motion was made by Commissioner Cochran and seconded by Commissioner Pfeiffer to accept the minutes of January 2, 2019 as amended:

Page 2, before new business: **Commissioner Pendlebury recused for this New Business agenda proposal.**

So unanimously voted.

A motion was made by Commissioner Enright and seconded by Commissioner Cochran to accept the minutes of January 16, 2019 as amended:

Page 1, Call to Order and Roll Call:

The meeting was called to order at 7:00 p.m. and the following members were present:

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

Also present:

Lisa Bryer, AICP – Town Planner

Wyatt Brochu – Town Solicitor

Nate Kelly – Horsley Witten Consultant

So unanimously voted.

III. Correspondence

1. FYI – Letter Final Approval – Christopher – Bryer Ave. - 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

VII. New Business

1. **Jamestown Golf Course – New Facility, 245 Conanicus Ave. Plat 8 Lot 283 – Development Plan Review, recommendation to Zoning Board; review, discussion and/or action and/or vote**

Public Works Director Michael Gray presented the history and site plan to the planning commission. He gave a brief history of information that was in a summary that was included in Ms. Bryer's memo to the commission and also on the powerpoint. He explained the parking layout and showed where the building is, the orientation, and the walkways. Parking will increase with this plan.

A question by Vice Chair Pendlebury regarding an extra building that was shown on a previous plan. Mr. Gray explained that was an additional maintenance garage that is not part of this program. Currently Mr. Mistowski (current operator of the golf course) lives next door to the golf course and stores equipment at a garage on his lot. To be self sufficient as a golf course we need to ~~be in that position if in the future to~~ construct an additional **maintenance/storage** facility and that may be part of the lease negotiations going forward.

Commissioner Enright asked about **salting** ~~sanding~~ the parking lot, will that be happening? Mr. Gray is not sure. We don't currently do it but we will look into that. He pointed out the spotlights and mentioned they will be downlit. Signage will be the existing sign which will move towards the entrance.

Bill Burgin explained some of the outside areas in the site plan including the terrace and decks. Commissioner Pendlebury asked about handicap parking area which Mr. Burgin showed him on the plan.

Commissioner Pfeiffer asked about the same entrance and exit. Commissioner Smith said it is proposed with one in and out and feels it will be too confusing. He thinks there should be both entrance and exit with each driveway. Pfeiffer agrees and said it seems safer.

There was an accident in the parking lot with a cart. Carts will not be allowed in the parking lot anymore and that is why there is a golf cart path around the parking lot. Mr. Mistowski said it is a liability. The consultant reviewed this issue and was involved in the design.

A full basement is being proposed so far but we have to see, it may be smaller due to budget.

Mr. Gray went over the building specs with the commission and the differences between existing and proposed. They debated a lot about the kitchen and other things involved during the design of the building. Gray said first and foremost it is a golf course.

Bill Burgin presented the design of the building to the commission. He showed the floor plans of both floors. The elevator goes all the way to the basement too for the tables and chairs. Bar and kitchen on first floor with the sales shop and front entry way.

Commissioner Pendlebury said he had a comment at the TRC meeting regarding the code allowing the horizontal railings and he thinks it needs to be something different. It's a safety issue for him.

Any questions for Mr. Gray or Mr. Burgin Commissioner Pendlebury asked. We need to make a motion to make a recommendation to zoning as an advisory opinion and include the minutes in our recommendation. Mr. Gray said they will go back after this meeting and review the comments and make amendments if it seems warranted before it goes to zoning.

Solicitor David Petrarca said planning can make a recommendation for a special use permit. Burgin asked if the Planning Commission would not hold them to the exact building plans and to please leave the door open just in case we need to make changes due to budget considerations.

Commissioner Pendlebury made a motion that the Jamestown Planning Commission accepts and approves the request for a special use permit for 245 Conanicus Ave. Jamestown Golf Course, with the recommendation to consider comments in the minutes of the meeting of February 6th, 2019. Commissioner Cochran seconds the motion.

So unanimously voted:

Duncan Pendlebury – Aye

Mick Cochran - Aye

Dana Prestigiacomo - Aye

Rosemary Enright – Aye

Bernie Pfeiffer - Aye

Michael Smith - Aye

VIII. Adjournment

A motion was made by Commissioner Enright and seconded by Commissioner Pfeiffer to adjourn the meeting at 8:19 p.m.. So unanimously voted.

Attest:

A handwritten signature in cursive script that reads "Cinthia L Reppe".

Cinthia L Reppe
Planning Assistant