

## PLANNING COMMISSION MINUTES

August 16th, 2006

**7:30 PM**

### **Jamestown Library**

The meeting was called to order at 7:35 p.m. and the following members were present:

Gary Girard	Victor Calabretta
Betty Hubbard	Barry Holland
Jean Brown	Richard Ventrone
Michael White	

Also present:

Lisa Bryer, AICP – Town planner  
Cynthia Reppe – Recording Clerk  
James Donnelly – Attorney  
John Caito – PE  
Charlotte Zarlengo

#### **I. Approval of Minutes from August 2<sup>nd</sup>, 2006**

A motion was made by Commissioner Calabretta and was seconded by Commissioner Holland to approve the minutes with the following change:

Page 3, 6<sup>th</sup> paragraph, and **if there is no extensive hardship** we should abide by the laws. ~~and not with the Comprehensive Plan.~~

So unanimously voted. Commissioner Hubbard abstains.

#### **II. Correspondence – nothing at this time**

#### **III. Citizen's Non Agenda Item**

Charlotte Zarlengo asked why the High Groundwater Ordinance updates are not on the agenda for this meeting? She said that at the last meeting it was discussed to have it set on this agenda for this meeting. Town Planner Lisa Bryer said that not all of the parts are drafted yet. If there is room for the September 2<sup>nd</sup> meeting it will be on then otherwise it will definitely be on for the September 20th meeting.

#### **IV. Reports**

1. Town Planner's Report
2. Chairpersons report  
Commissioner Girard would like the Town Engineer to be present for the discussion regarding the High Groundwater Ordinance.
3. Town Committees
  - a. Harbor

- Commissioner Ventrone reported that the Committee discussed redoing the dock at the last meeting.
- b. Fort Getty
  - c. Buildings and Facilities
  - d. Others
4. Sub Committees
- Commissioner White the representative for the Tree Committee stated that at the last meeting the Committee passed a complete set of by laws.

## V. Old Business

### 1. Donnelly Residence – AP 15 Lot 177, 178, 179 – Zoning Ordinance Section 314 Sub District A Review, High Groundwater Table and Impervious Layer Overlay District – New Dwelling, Garboard Street – Recommendation to Zoning Board - continued

John Caito Professional Engineer presented the plan with the changes the Planning Commission discussed at the last meeting.

Eric Pearson 14 Backstay asked where the ISDS was being placed to make sure it is not close to his well. After looking at the plan with the engineer Mr. Caito he sees that it will not be a problem for his property.

Commissioner Hubbard asked Mr. Caito some questions about the plan since she was not at the last meeting and wanted some clarification. She suggested piping to the driveway for overflow of the infiltration units and asked Mr. Caito if this was a possibility. Mr. Caito said it could be a possibility. Commissioner Brown asked the engineer what the definition of a wetland is. Mr. Caito said that this lot would not be considered a wetland. A motion was made by Commissioner Calabretta and seconded by Commissioner White “to forward the Donnelly application to the Zoning Board with a recommendation for approval with the condition that the front four drywells be connected to the gravel driveway for overflow of stormwater”. So unanimously voted.

### 2. Commercial Design Review and Architectural Consultation

Commissioner Girard asked for this to be on the agenda since it was discussed at a previous meeting. Town Planner Lisa Bryer told the Planning Commission that she has received 2 proposals from local architects in response to an ad in the paper. Mr. Jim Estes and Mr. Ron DiMauro both local architects responded to the ad. Mr. Estes said he would provide 60 hours per year at no charge with an hourly rate applying after that and Mr. DiMauro would charge \$95.00 per hour. Commissioner Girard asked if this was consistent with the Comprehensive Plan and Town Planner Lisa Bryer stated this is absolutely consistent with the goal of maintaining the island character of the downtown.

Commissioner Hubbard is in favor of this and has been since this was discussed several years ago. Town Planner Lisa Bryer spoke with Mr. Parks regarding charging back to the applicant and there is specific language in North Kingstown regarding this issue and she feels that it is important to be specific about this in the development plan review section of the Zoning Ordinance.

Paul Leveque – 37 Coronado St. – asked if we the taxpayers are giving money to applicants to pay for this, and as a taxpayer he thinks it should not be. No, that is not the process.

Commissioner Girard made a motion that was seconded by Commissioner Hubbard to have Mr. Larry Parks, Town Solicitor draft an amendment to the Zoning Ordinance to reflect charging back to the applicant the fees for architecture. So unanimously voted.

**VI. New Business – nothing at this time**

A motion was made by Commissioner Girard and seconded by Commissioner Brown to adjourn this meeting at 8:37 p.m.

Attest:

Cynthia Reppe

This meeting was recorded on 1 micro-cassette