

**MINUTES FROM THE REGULAR MEETING OF
THE NARRAGANSETT PLANNING BOARD
Tuesday, April 18th, 2017 at 6:00 p.m.**

CONVENE: Mr. Fleming called the meeting to order at 6:00 p.m.

ROLL CALL: Mr. Fleming, Dr. O'Neill, Mr. Glazer and Mr. Leighton

ABSENT WITH CAUSE: Mr. Indeglia

ALSO PRESENT: Michael DeLuca, Planning Director; Jill Sabo, Environmental Planning Specialist; Bruce Lofgren, Planning Technician, and Denise Russ, Clerk of the Board.

ADMINISTRATIVE MATTERS:

1C: Meeting Minutes from:

- February 27th, March 7th (Special), and March 21st Planning Board meeting

A Motion is made by Dr. O'Neill and duly seconded by Mr. Leighton to approve the meeting minutes from February 27, 2017. **Motion passes 4 to 0.**
(Mr. Fleming, Dr. O'Neill, Mr. Glazer and Mr. Leighton)

A Motion is made by Mr. Glazer and duly seconded by Mr. Leighton to approve the meeting minutes from March 7, 2017. **Motion passes 3 to 0.**
(Mr. Fleming, Mr. Glazer and Mr. Leighton)

A Motion is made by Dr. O'Neill and duly seconded by Mr. Glazer to approve the meeting minutes from March 21, 2017. **Motion passes 4 to 0.**
(Mr. Fleming, Dr. O'Neill, Mr. Glazer and Mr. Leighton)

REGULAR AGENDA

2R: Site Review: Augustine Manocchia, Assessor's Plat U, Lot 98-2, Julia Avenue

(Mr. Fleming Recuses)

Donald J. Packer introduced himself to the Board as the Attorney for the applicant and stated the proposal involves an application to build on two lots that have been merged. He explained the property is constrained by wetlands and setbacks, and they have done the best to try to squeeze in the structure. A Preliminary Determination from CRMC speaks to reductions, which have been made. He stated they are proposing a modest sized home to the extent that it is 23 ft. one dimension, which is extremely narrow; and to try to construct a home with staircases and make viable spaces inside has been challenging. Decks and exterior amenities have been proposed, which they feel will enhance the

architectural impact. He further stated the applicant is requesting relief from the front and side yard setback, both of which are being requested to increase the setback from the wetland, which is consistent with the language in the ordinance for dimensional relief.

At the recommendation of Staff, Ms. Sonder from Easterbrooks & Associates stated they removed the deck on the south side; and the house has been slightly shifted to the north in order to center it to allow for more of a Limit of Disturbance setback.

Mrs. Sabo duly noted that Staff has received a revised plan dated April 11th, 2017, which is the same as Ms. Sonder has presented this evening, but not the same as the members had in their Planning Board packets. The differential is that the '4 x 4' Limit of Disturbance posts were added on the most recent plan.

Dr. O'Neill asked if there was anyone in the public who wished to comment. There was none.

A Motion is made by Mr. Glazer and duly seconded by Mr. Leighton to move that the Manocchia application is complete and in conformance with the Comprehensive Plan. **Motion passes 3 to 0.**

(Dr. O'Neill, Mr. Glazer, and Mr. Leighton)

A Motion is made by Mr. Glazer and duly seconded by Mr. Leighton to recommend approval of this application, noting that the actual plans are those recently submitted to the Staff dated April 11, 2017; and further that the application is subject to Staff Conditions #2 through #10 listed in the same Project Summary. **Motion passes 3 to 0.**

(Dr. O'Neill, Mr. Glazer, and Mr. Leighton)

3R: Site Review: Robert Pettibone, Assessor's Plat M, Lot 159-1, 21 Pilgrim Avenue

Ms. Gail Hallock introduced herself to the Planning Board as the Architect for the applicant. She stated the existing house was purchased by the Pettibone's. In the first winter they owned it, and in spite of the fact that the heat was on, the pipes burst during a cold spell and the entire inside of the house now has to be gutted. They are treating this as an opportunity to improve the house in places where they wanted it enlarged. She added the major living space is on the first two floors. When they did this project, she explained, they were very aware of the surrounding wetlands, and they did not want to get any closer to them. They have basically removed the existing decks and have put an addition on one side to enlarge one bedroom, and another addition to the other side to enlarge both the master bedroom and the kitchen located below. There are three (3) bedrooms on the second floor, and the new deck is not increasing the height of the building.

Mr. Fleming noted that when this was initially approved, there was a restriction on the family room, not to be a bedroom and the bathroom existed in the original approval.

Mr. Pettibone informed the Board that bathroom was there when he purchased the house.

Ms. Hallock stated that above the family room is the newly enlarged kitchen and enlarged living room. She added the new deck is coming no closer to the wetlands; and Mrs. Sabo verified that they are about 1 ft. further away.

Steven Pinch, Professional Land Surveyor, was also representing the applicant and stated he has read the Staff report and is in agreement with it.

Mr. Fleming asked if there was anyone in the public who wished to comment. There were none.

A Motion is made by Dr. O'Neill and duly seconded by Mr. Glazer to move that the application is complete and in conformance with the Comprehensive Plan. Motion passes 4 to 0.

(Mr. Fleming, Dr. O'Neill, Mr. Glazer, and Mr. Leighton)

A Motion is made by Dr. O'Neill and duly seconded by Mr. Glazer to recommend approval of this application, subject to Staff Conditions listed in the Project Summary dated March 20, 2017, underscoring the fact that the family room in the basement will not be used as a bedroom. Motion passes 4 to 0.

(Mr. Fleming, Dr. O'Neill, Mr. Glazer, and Mr. Leighton)

4R: Site Review: Jesse F. Sammis, III, Assessor's Plat N-M, Lot 5A, Comorant Point Road – application has been withdrawn and will be done administratively.

5R: Site Review: John M. Curran, Assessor's Plat K, Lot 80, 13 Greenbriar Road

Mr. David Zoglio from Coastal Modular introduced himself to the Board as the representative for the applicant and the contractor. He stated the proposal includes the demolition of an existing 24 ft. by 37 sq. ft. house, and the construction of a new modular home on a 3600 sq. ft. lot that is serviced by Town water and sewer. The new plans are the same footprint as the existing, and he stated the foundation is in very good shape. The house is going to be a two-story, two-bedroom house delivered in four sections. The front entry will be rebuilt, and the porch on the left will be eliminated, making the footprint that much smaller, going from 26% down to 23%.

Mr. Fleming asked if there was anyone in the public who wished to comment. There were none.

A Motion is made by Mr. Glazer and duly seconded by Dr. O'Neill to move that the Curran application is complete and in conformance with the Comprehensive Plan. Motion passes 4 to 0.

(Mr. Fleming, Dr. O'Neill, Mr. Glazer, and Mr. Leighton)

A Motion is made by Mr. Glazer and duly seconded by Dr. O'Neill to recommend approval of this application, subject to Staff Conditions listed in the Project Summary dated April 13, 2017. Motion passes 4 to 0.

(Mr. Fleming, Dr. O'Neill, Mr. Glazer, and Mr. Leighton)

6R: Pre-Application Review – ‘Robinson Farms’, Assessor’s Plat D, Lot 74, 46 Robinson Street

Mr. Scott Hallberg introduced himself to the Board as the Project Manager and informed them that he owns a lot in excess of 36,000 sq. ft., and his proposal involves sub-dividing the property into two (2) lots that are located an R-10 Zone. The preferred option would be to get some relief on the road frontage without street creation.

He further stated the utility department allowed him to run sewer and water lines in that area. He is contemplating building a condominium duplex for him and his son on proposed Lot A, which is 20,000 sq. ft. He is aware that this would require a 150 ft. frontage, and the sewer and water lines are already run. There is only one sewer and water line on the proposed Lot B. He added the frontage variance is 14 ft. on each lot.

Mr. Fleming stated he is a lot less receptive to that idea than Plan B, which involves building two single family homes.

Mr. DeLuca stated that he is not certain that the yield plan would provide him with a viable duplex lot.

Mr. Glazer stated that he would very much like to be guided by the Town Solicitor as to where the authority of the Planning Board ends to be able to discourage that.

- John Hindle stated that he feels Plan A, which involves a duplex and has the road system coming through it, might be more challenging to get the two new structures to look like they belong as part of the neighborhood. He would rather see Mr. Hallberg build two single family traditional homes, which is Plan B.
- Mary Combes –she wanted to know why he is allowed to have the ‘jog’, which then allows him to have one 20,000 sq. ft. lot to which he can build a duplex, as opposed to Plan B which involves two 18,0000 sq. ft. lots.

Mr. DeLuca explained that while other communities do, the Town of Narragansett does not and has never regulated the shape of side lot lines. The only provision of concern is whether the resulting lot is compliant with the key components of zoning, which is frontage and area. If it does comply with both, it is the applicant’s right to request it; and the Planning Board does not have the authority to tell him that he had to change that line.

- Susan Bush stated she has no problem with the variance for Plan B, which is for the two single homes side by side. She feels there would be more traffic and a much larger frontage variance if a duplex was approved.
- Nancy Hindle from 40 RobinsonStreet informed the Board she is very unhappy about this proposal, but is also concerned about this area becoming part of the proposed historic district. She showed them pictures of the cypress bushes she has

planted in order to create a boundary in preparation for this project. She would prefer Plan B as opposed to Plan A.

Mr. Fleming explained to her that this property is not in the regulated historic district.

- Richard Raggione stated that it seems the intention of the owner is to build a duplex, and in keeping with the neighborhood, he feels that is not a good plan. He is an abutter, who also prefers Plan B which abuts the street and in keeping with the existing neighborhood. He is in favor of either one duplex or two single family homes.
- John Hindle of 40 Robinson Street reiterated what Mr. Raggione stated and hopes that there is no duplex on that street because it is completely out of character and would take away from the neighborhood.

Mr. Hallberg thanked the Board and stated he would consider the comments that were raised during their discussion.

7R: Recommendation to Town Council – Revision to text of the Zoning Ordinance – Section 12.4 (Applicability)

After a brief discussion, Mr. Glazer stated he is content with final draft and recommends that it be submitted in this form.

A Motion is made by Mr. Glazer and duly seconded by Dr. O’Neill to recommend that the Revision to text of the Zoning Ordinance – Section 12.4 be submitted to the Town Council in this form. **Motion passes 4 to 0.**

(Mr. Fleming, Dr. O’Neill, Mr. Glazer, and Mr. Leighton)

ADJOURNMENT:

A Motion was made by Mr. Glazer and duly seconded by Mr. Leighton to adjourn this meeting at 7:18 p.m. **Motion passes 4 to 0.**

(Mr. Fleming, Dr. O’Neill, Mr. Glazer, and Mr. Leighton)

Submitted By:



Denise Russ
Clerk of the Board