

Approved as amended
PLANNING COMMISSION MINUTES
February 21, 2024
6:30 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order at 6:28pm and the following members were present:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Mick Cochran	Rosemary Enright - Secretary
Diane Harrison	Bernie Pfeiffer
Dana Prestigiacomo	

Also present:

Lisa Bryer, AICP - Town Planner
Carrie Kolb – Planning Assistant
Wyatt Brochu, Esq. – Ruggiero, Brochu & Petrarca

II. Citizen’s Non-Agenda Item - none

III. Correspondence

1. No items at this time.

IV. New Business

1. No items at this time

V. Old Business

1. Zoning Ordinance, Chapter 82 of Jamestown Code of Ordinances – Amendments related to the 2023 Legislative changes - Review, Discussion and/or Action and/or Vote

Bryer said that she is sending a memo to the Town Council based on the Public Hearing comments from February 12, 2024.

The Zoning Ordinance changes are based on the legislative changes. The changes are based upon the Town Council updating the old ordinance. Only the pages that have changes on them have been provided. The legislative changes were reviewed.

Discussion ensued regarding Sec. 82-210 Unified Development Review (UDR). Solicitor Brochu explained that when an applicant needs both Planning and Zoning, under the UDR the Planning Commission will consider both the planning and Zoning aspects, much like the Comprehensive

Review for Low-and-Moderate Income Housing plans. Commissioner Swistak questioned why applications would be taken away from Zoning and given to Planning? Bryer said it is a streamlining process. Brochu noted applicants can choose to use UDR or go the traditional route to both Planning and Zoning. Bryer will ask Jeff Davis with Horsely Witten to attend the meeting when UDR will be discussed at length. Commissioner Swistak expressed concern for an increase in responsibility for Planning Commission. Brochu said that the review is not different than the Comprehensive Permit, and for the most part, when an application goes to Zoning that all of the issues are worked out. Brochu said that it is not a big step because of the Planning Commission's skill set.

Discussion ensued regarding Sec. 82-908 Single nonconforming lots of record. The setback, frontage, and/or setbacks for a structure will be reduced and the maximum building coverage requirements shall be increased by the same proportion as the lot area of the substandard lot. Bryer said that every district has nonconforming lots. This will have a tremendous impact on our town and neighbors. She asked the question if more zoning districts like an R-4 and R-6 should be created so there can be more conforming lots? Commissioner Pendlebury referenced an article published in the Providence Journal written by Scott Miller, where the author states his opinion that the new housing laws clash with the state's vision due to setback possibilities.

Discussion ensued regarding removing Development Plan Review from Zoning Ordinance and transferring it to Subdivision Regulations. Bryer said that the next round of changes from Horsely Witten to review will be the Subdivision Regulations. Commissioner Swistak asked how Development Plan Review will be handled in the mean time? Brochu said that the State Law takes precedent.

Discussion ensued regarding Sec. 82-1212 Adaptive reuse projects. Bryer said that she will talk to Jeff Davis with Horsely Witten about Dimensional Requirements and the height exemption referenced in 82-1212 C.3,a.

VI. Reports

1. Planner's Report
 - A. Future meetings – topics and applications

Bryer said that in March the existing Zoning Ordinance will be heard again by the Town Council. The second round of the Zoning Ordinance amendments that the Planning Commission has been working presently will continue. Bryer stated that the Planning Commission will need to talk about the Commercial Limited/CL District. It is supposed to be commercial and residential within the same zone. However now it is primarily residential and permits extremely reduced setbacks and increased building lot coverage.

Bryer raised the question again about changing zoning districts? It would be a huge undertaking. Commissioner Pendlebury asked about creating an overlay district? Commissioner Swistak asked how many nonconforming lots there are. Bryer said that she will get that figure. Commissioner Swistak said it would be good to know how much of a non-conforming problem there is. Commissioner Harrison said that this is something that the Planning Commission should deal

with sooner rather than later. Commissioner Pendlebury suggested creating a map with all the nonconforming lots in the R-8 and center of town.

Bryer said the Community Survey is ready to go out this week.

VII. Approval of Minutes – review, discussion and/or action and/or vote

1. February 7, 2024

A motion was moved by Commissioner Enright and seconded by Commissioner Pendlebury to approve the minutes from the February 7, 2024 meeting as amended. All in favor.

Page 2: Sentence 2: removed: ~~Special use permit criteria to finish.~~

Page 3: Communication towers: SUP Required in: OS-II leave as “yes” changed to “S”

Page 3: Food Grocery, bakery, dairy, fruit and vegetable, meat and fish, etc: Need for criteria for “CL” changed to “CW”

Page 4: Marina: ~~Permitted by right in:~~

Page 4: Ship, boat storage and repair (boat yard) 6. Screening Add: evergreen preferred “to the SUP criteria”

Page 5: B. Personal Services: Caterer: Add: “SUP changed to “Y” in the CL and CD”

Page 5: Pet Grooming: remove ~~excluding dogs~~

Page 6: Storage or transfer of fishery equipment (fishing industry, limited to storage and transfer) SUP required in: RR-80 and R-8 are changed to “no”

Added: “SUP required in: P and OS-II”

VIII. Adjournment

A motion to adjourn at 7:54 pm was moved by Commissioner Enright and seconded by Commissioner Cochran. All in favor.

Attest:

Carrie Kolb