

Approved As Amended 8-15-12  
PLANNING COMMISSION MINUTES  
August 1, 2012  
**7:30 PM**  
**Jamestown Town Hall**  
**93 Narragansett Ave.**

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

Michael Swistak – Chair                      Duncan Pendlebury – Vice Chair  
Rosemary Enright – Secretary              Mick Cochran  
Michael Jacquard

Not present: Dick Lynn, Michael Smith

Also present:

Lisa Bryer, AICP – Town Planner  
Cynthia Reppe – Planning Assistant  
Wyatt Brochu – Town Solicitor

#### **I. Approval of Minutes July 18, 2012**

A motion was made by Commissioner Enright seconded by Commissioner Cochran to accept the minutes with the following changes:

Page 2, 2<sup>nd</sup> paragraph under New Business, 6<sup>th</sup> sentence - Signage has been given to **the planning commission** ~~them~~ along with lighting for the sign.

Page 2, 4<sup>th</sup> paragraph under New Business, 8<sup>th</sup> sentence - They **applicant** need§ CRMC approval before **being** issued the building permit.

So unanimously voted.

#### **II. Correspondence**

1. FYI – Development Plan Approval letter to The Chemical Company. Received

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

Town Councilor Ellen Winsor questioned the wind turbine issue. How come it was not on the planning agenda? Ms. Bryer answered her, it was a decision made by the Planning Chair and myself based on the discussion with administration and the Town Council President where they said it would be discussed again on August 6<sup>th</sup> Town Council agenda.

#### **IV. Reports – nothing at this time**

1. Town Planner's Report
2. Chairpersons report
3. Town Committees
  - a. Harbor
  - b. Buildings and Facilities
  - c. Affordable Housing Committee

- d. North Rd. Bike Path Committee
4. Sub Committees

## V. Old Business

### 1. Affordable Housing – continued

#### a. Accessory Dwelling Units

Town Planner Lisa Bryer went through what the thought process was for the preparation of this ordinance. When we talked about this at the last meeting we looked at 5 different town's ordinances and discussed the parameter for developing an ordinance. The planning commission preferred Bristol's ordinance so she used it as a base for Jamestown. After completing this Ms. Bryer received more information from the Bristol town planner and there were some things that may need to be added back into ours that she had taken out.

It will be easier to ensure that the accessory unit is for a family member if in the same structure. Our zoning ordinance requires separate meters currently for accessory units.

Commissioner Swistak would like to go back to who is this going to serve? Family, Municipal workers, volunteers, seniors, etc.? Town Solicitor Wyatt Brochu suggested that the Commission focus on the use issue and less on the rental issue. If people are going to break the law it will be a Zoning Enforcement issue.

Mr. Brochu asked if there is a difference between 2 family, accessory dwelling or in law apartment? That is an important distinction.

Enright would be happy not to allow accessory units in separate structures. ~~It seems to her~~ She would like to have it available for ~~the people we discussed at the previous meeting;~~ just family members. A discussion ensued about the different districts that allow multi-family housing and apartments. They discussed can we retroactively make sure these current accessory apartments that exist illegally become compliant. Commissioner Swistak suggested we put a cap on how many will be allowed per year similar to mooring permits.

A discussion ensued regarding water capacity, increased bedrooms and water consumption. Attorney Brochu says we need to hear from the water and sewer board. The Planner noted that our current buildout looks at the current and potential number of dwelling units. Swistak stated we should create a framework for this ordinance so he thinks water and sewer needs to weigh in on this and we should go ahead and move forward.

Town Planner Lisa Bryer went through the proposed ordinance page by page – Commissioner Swistak asked how are we going to tackle the definition of family? The language can either be very specific or broad noted Bryer.

Sav Rebecchi said the idea is to care for our family members who cannot care for themselves, it seems that the discussion is headed to those more fortunate. Commissioner Pendlebury said we should focus on our core goal which in his opinion is to try to support those people that need the support. Let's not stray too far away.

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The Planning Commission will look at this at the next meeting. The commission would like Enforcement Officer Fred Brown and Tax Assessor Ken Gray to look at this before it comes back to planning.

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

A motion to adjourn at 9:32 p.m. was made by Commissioner Cochran and seconded by Commissioner Enright. So unanimously voted.

Attest:



Cynthia L Reppe  
Planning Assistant

*This meeting was digitally recorded*