

Approved As Amended 10-15-08
PLANNING COMMISSION MINUTES
October 1, 2008
7:30 PM
Jamestown Town Hall
93 Narragansett Ave.

The meeting was called to order at 7:33 p.m. and the following members were present:

Michael Swistak
Richard Ventrone Barry Holland
Nancy Bennett

Not present:

Gary Girard – arrived at 8:00 p.m.
Alexandra Nickol
Jean Brown

Also present:

Lisa Bryer, AICP – Town Planner
Cynthia Reppe – Planning Assistant

I. Approval of Minutes September 17, 2008

A motion was made by Commissioner Ventrone and seconded by Commissioner Holland to accept the minutes. The motion was withdrawn because Commissioner Bennett wants to listen to the tape of the meeting to hear what she said because she does not think it is in the minutes. A motion to delay approval of the minutes until the next meeting was made by Commissioner Ventrone and seconded by Commissioner Bennett. So unanimously voted.

II. Correspondence

1. FYI – Letter to Mrs. Evelyn Furtado– Re: 1 year extension. Received

III. Citizen's Non Agenda Item

IV. Reports

1. Town Planner's Report – the Town Council will be holding a meeting Oct. 20 regarding the future use of the Fort Wetherill facility
2. Chairpersons report
3. Town Committees
 - a. Harbor
 - b. Fort Getty- The Committee is developing a DRAFT agreement that outlines the proposal from FAST that will be helpful in outlining the project and the responsibilities for each party for the Town Council to take a look at before going further.

- c. Buildings and Facilities – the inventory portion of the project is done and a report will be submitted to the Town Council
 - d. Tree Preservation and Protection – Bennett reported the tree inventory will be done in the near future
 - e. Others
4. Sub Committees

V. Old Business

1. Manning Major Subdivision, Upland Farm - Cedar Lane – Partial release of Bond
This issue will be heard after Jamestown Zoning Ordinance Amendments.

2. Jamestown Zoning Ordinance Amendments – Continued Discussion
Town Planner Lisa Bryer discussed the changes and comparison of zoning districts

CD, CL/T-4, T-5. Commissioner Swistak asked about the parking and 1 space per 270 sq ft gross floor area with respect to manufacturing uses and feels that it should be defined as 4/1000 square feet to be consistent with how we define other uses.

Commissioner Holland wants to look at the definition of multi-family dwelling, Lisa Bryer said it is not proposed to change but she will look at it.

Parking was discussed; Commissioner Swistak wants to prohibit parking lots without a primary structure. There has to be something regarding knocking down a building to just put in a parking lot. A Parking lot should only be allowed with a building. Municipal parking lots will be exempt from this. It can be worded to direct everything that has to do with parking lots to planning. The board agreed to only allow parking lots without a primary use on the lot by special use permit.

Commissioner Bennett wants us to look more closely at the parking downtown and the impact of reducing the parking requirements in the T-5. A before and after analysis. Town Planner Lisa Bryer said we could do this but the reality was that in the T-5 area from East Ferry to the Fire Station, there are very few locations for additional parking and that we can study it in detail but it will not provide much more than that as a result. The desire to reduce parking was to accommodate future use of the existing buildings without too much variance; most businesses already have limited parking in the older part of Narragansett Avenue.

Commissioner Girard said they have been over and over this time and time again, if there is no place to park once businesses have expanded it will take care of itself. In simplistic terms you cannot get more parking. We want to keep that area vibrant. Commissioner Bennett thinks increasing the **parking** intensity **may** have a detrimental impact on parking. Let's finish on parking, is 4 per 1000 gfa OK? All were in favor.

Commissioner Ventrone wants to look at restaurants, he wants to expand the square footage and take the restrictions off. They are good friends of the town and bring lots of business in.

Commissioner Swistak said we have made a separate category for restaurants since it is a different type of business and adjusted the parking accordingly.

The proposal to change the lot coverage to 35 % in T-4 and 55% in T-5 was discussed. Is this OK with the board? Yes.

Setbacks for buildings, outbuildings and out door cafes that are desirable in this area, we adjusted the numbers, is the board OK with this? Yes.

Building placement nothing has changed in the table. Height and Use has not changed either. The building use will refer to Table 3-1 for all the districts in the Village SDD. Roof pitch is not specified. In the current ordinance the 3rd floor is only permitted to have 75% as much space as the first floor. The Board agreed that that provision should remain in the commercial districts to prevent square box buildings.

Commissioner Ventrone says the minimum pitch should be in there as whatever it is in the old ordinance. If it is 22.5 degrees now it should remain the same. If the pitch is too low then it changes the character of the building. Commissioner Bennett wants to know what Don Powers says about it. A green roof will be a flat roof which Don Powers talked about so therefore put his language in regarding green roofs. T-5 and also T-4.

Commissioner Girard said we need to get this together and come up with a new draft and then Don Powers has agreed to meet with us and go over the new draft with a fine tooth comb before it goes to the Town Council.

Town Planner Lisa Bryer said that we need to review the Use Table 3-1 in Section 302 and modify it. We still have to look at uses. I told the Britains that we would wait until they were able to attend before we discussed this because it is of great interest to them. The Board would like to accommodate this if possible. Building use section will refer to table 3-1. Kens Barber would be T-4. A discussion on CD going to T-4 or T-5 needs to happen but we need to look at a map first.

One of the main things that we asked the consultant to look at is the transition zones. And that was very clear regarding the area between Clinton and Howland. If we change them from CD to T-4 should we give the owner CD rights for the next 10 years and then it vanishes. The Comprehensive Plan says we want to concentrate our commercial area downtown and now we are taking it away, said Commissioner Holland. We need to look at the uses before a decision is made.

The Town Planner addressed the changes to the Landscape, Drainage and Architectural Standards and stated that these were a result of discussions and agreement at the last meeting. Commissioner Bennett did not remember the changes this way. Girard asked all the commissioners if they were confused by the landscape issues and drainage from the last meeting and the majority were not confused at all. The following is a list of further suggested changes:

Landscaping - T4 - lawn permitted by right and T5 lawn permitted by right behind a 4 foot maximum fence, street screen or hedge. Take out the section f. on planter boxes because functionally no one could see how it could work with the volume of water we receive.

Architectural Standards – a. Window frames should only be regulated in T-4 and T-5 and fences should not be regulated at all, whether plastic or not. The majority, three Planning Commissioners, were not offended by plastic fences at front property lines as proposed.

Commissioner Holland said no one agreed that we would outlaw vinyl siding. Commissioner Swistak suggested use of vinyl or aluminum siding triggers review by the Planning Commission. Agreed by majority vote.

Signage, its working and our existing ordinance regulates much more than the proposal so she talked with Fred Brown on this issue and amended the existing ordinance. The Board is OK with the proposed changes by majority vote.

Regulation of Temporary Storage Containers was discussed – the board agreed that these need to be regulated everywhere on the Island and enforcement in the future is key.

Town Planner Lisa Bryer wants to send the draft to the solicitor to review before the Town Council reviews it. Let's have an extra meeting on either the 29th or 22nd of October. The Commission agreed to the 29th.

Commissioner Swistak recused himself for this next issue.

1. Manning Major Subdivision, Upland Farm - Cedar Lane – Partial release of Bond – continued from above

A motion was made by Commissioner Girard to approve this partial release of bond, it was seconded by Commissioner Ventrone. So unanimously voted.

VI. New Business

A motion adjourn at 9:50 p.m. was made by Commissioner Girard and seconded by Commissioner Ventrone. So unanimously voted.

Attest:

Cynthia Reppe

This meeting was digitally recorded