

Approved As Written 3-23-11
PLANNING COMMISSION MINUTES
March 2, 2011
7:30 PM
Jamestown Town Hall
93 Narragansett Ave.

The meeting was called to order at 7:32 p.m. and the following members were present:

Michael Swistak – Chair	Rosemary Enright	Michael Jacquard
Susan Little	Richard Lynn	
Michael Smith		

Not present: Duncan Pendlebury

Also present:

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

I. Approval of Minutes February 16, 2011

A motion was made by Commissioner Enright and seconded by Commissioner Little to accept the minutes as amended:

Page 2 - allowed in- law apartments ~~within clarification that they were~~ **if they are handicapped.** ~~officially handicap people are allowed to have accessory apts.~~

Page 3 - **Commissioner Lynn** He stated he is still opposed to the survey results being used in the comprehensive plan.

So unanimously voted.

II. Correspondence – nothing at this time

III. Citizen's Non Agenda Item

John Murphy speaking on behalf of the Jamestown Lions Club told the Planning Commission the Lions Club was responsible for fund raising and building the pavilion originally and they have offered to participate in the reconstruction of the pavilion. It is a beach pavilion and should remain that and they as citizens of Jamestown they would like an open pavilion styled structure in approximately the same location. Mr. Murphy has been reading the press reports and nowhere has it been said the Lions were responsible for the original pavilion. Mr. Rembejias died shortly after and it was completed and so it was named after him. Commissioner Swistak said we expect it to come to planning since the highway garage was sent to us. The highway garage was sent to planning because it was in a public zone. Town Planner Lisa Bryer will check to see if projects in open space zones come before the planning commission. The Jamestown Lions want their position known and they are prepared to help. Attorney Murphy said an expert opinion from a local builder was that if a pole barn construction were done it could be completed by May. The Planner noted that if all the funding were in place that may be possible but we still do not have an estimate from the

insurance company and as a municipality we have to abide by bidding laws, which lengthens the process.

IV. Reports

1. Town Planner's Report
2. Chairpersons report
3. Town Committees
 - a. Harbor – public hearing held during the regular town council meeting. There were several questions sent back to them for review. Harbor met March 1 and they approved the budget.
 - b. Buildings and Facilities
 - c. Affordable Housing Committee
 - d. North Rd. Bike Path Committee
4. Sub Committees

PUBLIC HEARING

Stephen Evangelista – 4 lot Subdivision with waivers and variances
requested for frontage and access–Plat 4 Lots 9 & 37 – East Shore Rd. –
Master Plan/Preliminary Review – **Continued – Update from Attorney John Murphy**

Commissioner Swistak re-opened the public hearing. Attorney John Murphy said they will be withdrawing the application before the planning commission. Their clients were quite surprised by the opposition of their neighbors. They maintain that legally they met all criteria of the subdivision regulations. They do wish to continue to live there and therefore listened to the opposition and are reconsidering their options. Originally the plan was to subdivide 2 lots into 4 lots. They have decided to subdivide into 3 lots. He would like to briefly describe what the new application looks like. The Planning Commission noted that they would listen to a brief description as conceptual design and would not make any comments relative to the potential new plans until the new application was submitted formally. The Planning Commission accepted the withdrawal of the application.

A motion to close the public hearing was made by Commissioner Smith and seconded by Commissioner Enright. So unanimously voted.

V. Old Business

1. Proposed Amendments to the Comprehensive Plan – Conservation Development

Town Planner Lisa Bryer stated Commissioners Jacquard and Enright were not here when Scott Millar from RIDEM gave a presentation related to adoption of Conservation Development strategies. Conservation Development can be compared to cluster development. We hired a consultant, Tony Lachowicz to develop a plan and he said we have to change our comprehensive plan and then change our zoning ordinance and subdivision regulations. We have reviewed a few elements of the comprehensive plan and we should at this point decide to approve and add it to the comp plan if this is what the planning commission wants.

Commissioner Smith asked if the information consists of this handout that is 4 pages.

Commissioner Little stated this places some restrictions on development. The Planner stated that under our current subdivision regulations we mandate cluster development for subdivisions over 5 lots so this is not much of a change just more pre-planning up front. A commissioner noted that this could include more costs to the applicant so we need to look at making the process more streamlined. Are we setting the bar higher Commissioner Swistak asked? Right now we have a simple sketch that describes how to plan a subdivision. This will be more prescriptive and provide more guidance to the applicant up front so they know what is expected of them.

Lisa Bryer doesn't think it is a waste of time to adopt it even though there are very few opportunities to use this in Jamestown because we do not have a lot of open space left. It makes it a little more defensible if it's in the comprehensive plan.

Commissioner Smith questioned whether this was counter-productive; asking applicants to make lots smaller when we have poor soils in Jamestown. This should be added to the action table under "creative strategy for land conservation".

Commissioner Swistak asked if there are any applications for the next meeting. Not at this time so we will have the Comprehensive Plan on the agenda.

VI. New Business – nothing at this time

A motion to adjourn at 8:20 p.m. was made by Commissioner Enright and seconded by Commissioner Smith. So unanimously voted.

Attest:



Cynthia L Reppe

This meeting was digitally recorded