

Approved As Written 6-1-11
PLANNING COMMISSION MINUTES
May 18, 2011
7:00 PM
Jamestown Town Hall
93 Narragansett Ave.

The meeting was called to order at 7:00 p.m. and the following members were present:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Michael Jacquard	Richard Lynn
Susan Little	Michael Smith

Not present: Rosemary Enright

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Assistant
John Lawless – Engineer
Allan Booth – Real Estate Appraiser

I. Approval of Minutes May 4, 2011

A motion was made by Commissioner Pendlebury and seconded by Commissioner Little to accept the minutes as written. So unanimously voted.

II. Correspondence

1. FYI – letter to Mr. Bunkley – Preliminary approval. Received

III. Citizen's Non Agenda Item – nothing at this time

IV. Reports

1. Town Planner's Report
2. Chairpersons report
3. Town Committees
 - a. Harbor – Little reported the commission approved the revised ordinance and passed a separate resolution to designate the south end of Sheffield Cove as no mooring or anchoring. Approve ahead of ordinance approval.
 - b. Buildings and Facilities – Pendlebury reported on the Buildings and Facilities meeting tonight they discussed the Club house report they are generating sections of the report that will be given to the Town Council.
 - c. Affordable Housing Committee
 - d. North Rd. Bike Path Committee
4. Chair – we will elect new positions the first meeting of the month. We will take nominations for Chair, Vice Chair and Secretary. Please contact the planning office. Swistak explained the positions to the committee.
5. Sub Committees

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

VI. **Old Business**

1. **Bunkley – Approved 2 lot Minor Subdivision – Clarke St. & Columbia Ave. – Discussion of Fee in Lieu of Land Dedication/Appraisal**

Town Planner Lisa Bryer explained the Fee in Lieu of Land Dedication (FILO) which is a fee to the applicant for Open Space and Recreation when they subdivide. In the Village zoning districts they must pay the FILO and it is based on Fair Market Value (FMV) of the property. The Planning office comes up with a price per acre based on sales over the last year as required by ordinance. On occasion we have an applicant that will hire an appraiser as permitted by ordinance. This is what Mr. Bunkley decided to do.

Allan Booth – a certified general appraiser in RI was hired by Mr. Bunkley to do an appraisal of the property. Mr. Booth spoke to Lisa Bryer about this property and he researched and came up with his appraisal and value. The difference is about a \$47,000.00 less than what the actual land sales amounted too. The difference in the fee is around \$1,000.00.

Commissioner Smith made a motion to accept Mr. Booths appraisal. Commissioner Pendlebury seconded the motion. So unanimously voted.

2. **Proposed Amendments to the Comprehensive Plan – Housing**
Continued to the first meeting in June.

3. **Discussion - Fort Getty Workshop**

Town Planner Lisa Bryer gave a presentation of how the Planning Commission facilitators will be assisting at the workshop. The main goal of the facilitators at each table is to organize the participants and record their ideas of what uses they would like at Fort Getty Park. During the break the consultants will compile all the suggestions, at which point the audience will be able to use a dot to express their opinion on what they want at Fort Getty. On separate boards there will be a Question asked, in terms of revenue, do you think the park should generate revenue, be revenue neutral or be supported by the town. The Planning Commission did a mock presentation. The following planning commissioners expressed their desire to be facilitators, Duncan Pendlebury, Richard Lynn. Mike Swistak and Michael Jaquard said either. Susan Little will be a recorder if needed.

A Motion to adjourn at 7:55 p.m. was made by Commissioner Pendlebury and seconded by Commissioner Little. So unanimously voted.

Attest: 
Cynthia L Reppe
Planning Assistant

This meeting was digitally recorded