

**Approved As Written**  
**PLANNING COMMISSION MINUTES**  
**June 3, 2015**  
**7:30 PM**  
**Jamestown Town Hall**  
**93 Narragansett Ave.**

**I. Call to Order and Roll Call**

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

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

Also present:

Lisa Bryer, AICP – Town Planner  
Cinthia Reppe – Planning Assistant  
Wyatt Brochu – Town Solicitor  
Justin Jobin – Environmental Scientist/ GIS Coordinator

**II. Approval of Minutes May 6, 2015**

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

**Approval of Minutes May 20, 2015**

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

**III. Correspondence**

1. FYI – Memo – Re: Reamer Final release of Bond. Received.
2. FYI – Memo to Zoning Board – Cammans. Received.

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

**V. Reports**

1. Town Planner's Report – Monday night at the FTM the bond for the Fire department was approved. Several members have already noted they will be recusing, so if anyone needs to recuse please let her know ASAP since they will be coming before the Planning Commission and we need to insure a quorum. She sent out emails to some

architects to see if we could provide a peer review architect for the Planning Commission for this development plan review. Also looking for their advice etc. It might be here the second meeting in July. Mr. Brown is looking at the proposal now to see if there will be relief needed. Andy Nota reached out to Wyatt Brochu today to set up a meeting to discuss these issues. Mr. Brochu will meet within the next few weeks to discuss conflict issues etc. The architect will be available to assist with this. Will there be more than 1 planning commissioner for the TRC? Ms. Bryer noted that one is required by ordinance.

2. Chairpersons report
3. Town Committees
4. Sub Committees

## VI. Old Business

### 1. Conservation Development Mapping Presentation

Justin Jobin took the Planning Commission through a presentation regarding how many lots on the island this would pertain to and what zones they are in. These are lots that are only developable by major subdivision. Bryer said this exercise was to answer the question was how often will this be applicable if we adopt it? Swistak asked how many lots this would generate. It is difficult to determine with inclusionary zoning depending on the density bonus and the option of a comprehensive permit, the range of lots could vary quite a bit.

Mr. Jobin demonstrated what it would look like on a made up lot in Jamestown, applying Conservation Development to it. He gave an example of saving historic cemeteries, farm houses and other resources that we would preserve.

Ms. Bryer directed the commission to the subdivision regulations updates pertaining to Conservation Development. Bryer said the RR80 district will be affected by this the most. 17 lots will be affected, they took out all the easements etc. and removed lots that were permanently protected.

Commissioner Pfeiffer said at one time we discussed an appropriate time to let the property owners know that this might be on the table, when we get to the point of this happening can notify them? Commissioner Swistak agrees with Pfeiffer to notify them sooner rather than later. It was suggested that we could meet with them internally and explain the ordinance and then they could attend the next meeting if they still had questions or concerns also.

Procedurally, the subdivision regulations will be heard and approved by the Planning Commission. The Zoning Amendments for Conservation Development will be heard and approved by the Town Council.

2. Final Amendments to the Zoning Ordinance related to Conservation Development
3. Final Amendments to the Subdivision and Land Development Regulations – related to Conservation Development

A discussion ensued regarding whether this should pertain to 5 or more lots or just saying 6 or more. It will stay at 5 or more. The language in the ordinance will change based on that.

Commissioner Enright asked about affordable housing and it was noted that only accessory family

dwelling units and accessory dwelling units do not count towards the total number of dwellings. A discussion ensued regarding waivers.

The next time this is on there will be notification. Ms. Bryer will be contacting the property owners and inviting them in to let them know about this proposed change. She will also let them know this will be on a future agenda.

**VII. New Business – Nothing at this time**

**VIII. Adjournment**

A motion to adjourn was made at 8:45 by Commissioner Cochran and seconded by Commissioner Pfeiffer. So unanimously voted.

Attest:



Cynthia L Reppe

*This meeting was recorded*