

Approved As Written
PLANNING COMMISSION MINUTES
May 1, 2019
7:00 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

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

Also present:

Lisa Bryer, AICP – Town Planner
Peter Ruggeiro – Town Solicitor
Deb Foppert – Attorney
Bill Salmons - resident

II. Approval of Minutes April 3, 2019; review, discussion and/or action and/or vote
A motion was made by Commissioner Enright and seconded by Commissioner Pendlebury to accept the minutes as written. So unanimously voted.

III. Correspondence

IV. Citizen’s Non-Agenda Item

V. Reports

1. Town Planner’s Report
2. Chairpersons report
3. Town Committees
4. Sub Committees

VI. Old Business

1. Zoning Ordinance Update – Potential Map Amendments

Ms. Bryer has looked at both of the proposals of private individuals that requested a zone change. If they do not need a comprehensive plan amendment it can be handled through the zoning amendment process, either on its own or as part of the comprehensive town amendments underway. Rolled into Zoning update. In terms of process. All map amendments, like any zone

change, is reviewed by Planning Commission then sent to the Town Council for public hearing. If a comprehensive plan amendment is required, that needs to be done first.

Ms. Bryer explained the first proposal at 7 Clarke St. which is zoned R-8 and they want it to be CD. Swistak asked whether CL, would be more appropriate.

The owner spoke to the Planning Commission about what she would like to do. Build a house and have a living space and office space. The size of the lot is limiting on what can occur there.

Commissioner Swistak about the process on this one? Yes, this will need a comprehensive plan amendment which will include a public hearing and approval by both Planning Commission and Town Council. This will be a 2 step process.

Commissioners Pendlebury and Cochran think the CD area should just be extended to this lot. Commissioner Pfeiffer asked about CL and Lisa explained the setbacks make it more challenging to build. Pendlebury would like to see it all be consistent with the adjacent property instead of spot zone with CL. It is right next to CD.

A motion was made by Commissioner Swistak and seconded by Commissioner Pendlebury to initiate the process to change the comprehensive community plan future land use map to allow subsequent zone change for 7 Clarke Plat 9 Lot 104 and 11 Clarke St. Plat 9 Lot 363 from R8 to CD zone.

So voted:

Michael Swistak – Aye
Rosemary Enright – Aye
Bernie Pfeiffer - Aye
Michael Smith - Aye

Duncan Pendlebury – Aye
Mick Cochran - Aye
Dana Prestigiacomio - Aye

Motion carries 7-0

Lisa Bryer presented this application and explained that there are two houses on this lot and they have both been there for many years; existing non-conforming. She believes that this may be consistent with the Comprehensive plan because it already has town water and sewer. They are requesting R-40 to R-20.

Bill Salmons, the owner of 113 & 115 Melrose Avenue represented the zone change with Attorney Deb Foppert - this lot has town water and town sewer which is consistent with R-20 zoning. She is not sure why this was zoned R-40. As it stands now with the zoning this applicant cannot do anything to improve this property because it is non-conforming. He said in 2009 he went to zoning to put a 2nd floor on and since the property is non-conforming they were denied any changes. He would like to modify the cottage. There are already 2 cottages on the properties so he is not changing the density. He grew up here.

Commissioner Enright asked about the potential to subdivide again and Ms. Bryer said they will not be able to because there will not be enough frontage.

Commissioner Swistak said they do not need a motion at this point. All Commissioners agree this is a change that they support. Commissioner Enright said she only wants to see 2 lots.

VII. New Business

1. Review Potential Public Art Sites as proposed by Jamestown Ad Hoc Art Committee

Commissioner Pendlebury, the chair of this committee gave the Planning Commission the background on what this committee has been doing. They were asked to find locations for public art.

Lisa Bryer made the presentation of the 24 sites with power point. The Planning Commissioners made some comments as follows.

Cemetery site – Commissioner Enright said the site is already broken up and the site needs to be united not further broken up, she is leery about permanent art being placed there. Commissioner Swistak said for many a cemetery is sacred ground so probably not appropriate. Commissioner Pendlebury said it would be on the fringes of the cemetery.

Waterfront sites – consider the views to the bay and climate change. Commissioner Swistak said people appreciate the unobstructed views.

Fort Getty – Top of the hill in the open space, any art should be towards the back of the open space so that views are not obstructed by a tall piece of art.

Golf Course – There is public art at the 2nd tee Commissioner Enright said.

Museum – Art should not be on the patio because that is for handicap accessibility. They should only occur in the garden areas or in the back yard Enright said

Walcott Ave and High Street – Bryer is not sure how much room is available there

West Ferry – a few small opportunities for public art but it is busy with boat hauling and cars in the summer and shoulder seasons

Commissioner Swistak asked if the sites were ranked. No. They do not need to be

Commissioner Pendlebury said they have had several meetings with the Donor committee who has stated they would like it to be in East Ferry but the committee seems to be leaning more to Fort Getty and Beavertail.

No conclusion at this point. The Jamestown Ad Hoc Art Committee will be asking the Town Council to adopt this art policy.

The gift policy is adopted now.

Valerie Southern said the downtown is a scared place and context sensitive. She thinks the Planning Commission should address this in the next update of the Comprehensive Plan.

Allie Sabalis said they are looking for guidance from the Planning Commission on appropriateness of downtown for public art.

Commissioner Enright said Conanicus Ave is not a good area for public Art, it blocks the view. Commissioner Cochran pointed out that art is not an obstruction of view but something to be looked at. The cars and crane block the view.

Commissioner Prestigiacommo said time will tell. After future art projects we may need to amend the regulations.

Commissioner Smith said vandalism is a factor in selecting sites too.

Commissioner Swistak asked if there were any other questions and then thanked the committee for their work on this.

2. Approval of \$2,900.00 to review Traffic Study for project at 78 Narragansett Avenue per Zoning Ordinance 82-410 – Project Review Fees

Commissioner Swistak asked why this is going to be done and also commented about the cost. Ms. Bryer stated that there is not anyone on staff that has the expertise to review this for the applicant and something that may have been missed so it is important to have a peer review. The applicant is paying for it. In the future we will ask for a review of the proforma too.

We have had proposals from Crossman Engineering and Beta Engineering.

A motion was made by Commissioner Smith and seconded by Commissioner Enright to approve \$2,900.00 to review the Traffic Study to be paid for by the applicant. All in favor.

VIII. Adjournment

A motion was made by Commissioner Enright and seconded by Commissioner Cochran to adjourn the meeting at 8:51 p.m.

Attest:

Lisa W Bryer
Town Planner