



THE TOWN OF JAMESTOWN

OFFICE OF THE TOWN PLANNER

93 NARRAGANSETT AVENUE

JAMESTOWN, RHODE ISLAND 02835

Phone: (401) 423-7210

Approved as amended
PLANNING COMMISSION MINUTES
December 17, 2025 at 6:30PM
Jamestown Town Hall
93 Narragansett Ave, Jamestown, RI 02835

I. Call to Order and Roll Call

The meeting was called to order at 6:32pm. The following members were present:

Michael Swistak – Chair

Duncan Pendlebury – Vice Chair

Mick Cochran

Diane Harrison

Nick Insana

Bernie Pfeiffer

Not present: Dana Prestigiacomio

Also present:

Lisa Bryer, AICP, Town Planner

Carrie Kolb, Planning Assistant

Wyatt Brochu, Esq., Ruggiero, Brochu & Petrarca

Erica Campbell

Wendy Cressotti-Knox

Karl Cressotti

II. Citizen's Non-Agenda Item

III. Correspondence

1. Email from Isabelle Gillibrand re: RI Local Official Training for Planning Boards
Commissioner Swistak asked if all the Commissioners are due for training in 2026? Lisa Bryer said that this training is a great opportunity if you have time and a great opportunity to learn about stormwater.

IV. New Business

1. No items at this time

V. Old Business

1. Comprehensive Community Plan Update & Re-write 2025 - Review, Discussion and/or Action and/or Vote
 - a. Future Land Use – CL area around the library

Lisa Bryer explained that although we are looking at what the zoning could look like for an overlay district north of the library to be created through zoning at a later date; tonight, we are looking to finalize the Future Land Use Map for the Comprehensive Plan. Lisa Bryer presented the potential update to Table 6.2 and Table 6.1 with new columns for R-8 (O) for the overlay district and R-4.5 zoning districts for discussion purposes. The Planning Commission is not

looking change either table tonight, but it helps to look at the tables and think about what changes could mean for property within the "CL". The area around the library on the future land use map is proposed to be changed to "high density residential." The Planning Commission voted at the December 3, 2025 Planning Commission meeting to change the southern area around the library on both sides of Swinburne Street to "high density residential" on the future land use map. The zoning change to R-4.5 will happen at a later date.

Future Land Use is a part of the Comprehensive Plan, Land Use Chapter. The change that would occur in the Comprehensive Plan would be changing part of the Future Land Use Map in the CL to high density residential. Commissioner Insana asked how long the area remains in the CL? Lisa Bryer said that the area remains in the CL until changes are made in the Zoning Ordinance.

Table 6-1 was reviewed for all the uses with the focus on the R-8(O). Lisa Bryer said that all high intensity commercial uses were removed and potential for high density was looked at.

Land Use Section Changes within Comprehensive Plan

Page 23 within the Land Use Section has changes.

Commercial Limited (CL) adds duplex to single family and updates the maximum dwelling units per acre to 15.

Commercial Downtown (CD) adds duplex to residential and updates the maximum dwelling units per acre to 15.

Commercial Waterfront (CW) adds "with a density of no greater than 5.4 dwelling units per acre of single-family and duplex dwellings".

High Density Residential (HDR) updated units per acre: single family 9.6; duplex 5.8. Adds language, "This area is also suggested to include an overly district addressing formerly commercial limited areas that are currently residential in use. The intent of this district is to allow greater commercial uses than the R-8 District and additional home occupation rights".

Moderately High Density Residential (MHDR) – remove "(maximum 2.6 dwelling units per acre) uses as well as agricultural uses".

Commissioner Swistak opened the meeting to audience comments:

Erica Campbell of 3 Swinburne Street voiced her support for the proposed changes. She said that she lives in orange area. She said that two neighbors have built and one neighbor can't open their car door when the other neighbor is parked in their driveway. She said that it should only be residential on Swinburne Street.

Wendy Cressotti-Knox of 32 Douglas asked a question for the future if, a commercial lot AP 8 Lot 441 and R-8 (O) AP 8 Lot 374 could be merged together? Lisa Bryer said that if AP 8 Lot 374 is in the R-8 (o) and AP 8 Lot 441 is in the CL it would be a split zone. In order for this to happen it would need a Comprehensive Plan change and zone change. Commissioner Insana said that would be true for anyone in a split zone.

Karl Cressotti of 32 Douglas asked what the Planning Commissioner will change the 15 properties to? Lisa Bryer said the 15 properties would change to high density residential. The zoning changes would occur in next step when zoning changes are before the Planning Commission. Karl Cressotti asked how that happens? Lisa Bryer explained that the changes happen first in the Comprehensive Plan, then the Zoning Ordinance and Subdivision Regulations are updated. Commissioner Swistak gave the example if there is a house for sale on North Road that is within the CL, it will be in the CL until the change in the Zoning Ordinance is updated to match the Comp Plan.

Commissioner Swistak said to look at the map one more time. The lots in outlined in purple will be changed in the Comprehensive Plan from CL to High Density Residential and considered for an R-8 (O) overlay district for zoning. He said the area in orange is already changed from CL to High Density Residential and will be considered for a R-4.5 Zone. The following lots will remain CL: AP 8 Lots: 461, 441; 430 and 293. Commissioner Swistak asked the best way to describe the 15 lots? Lisa Bryer said to list them.

A motion was moved by Commissioner Swistak and seconded by Commissioner Cochran to approve the change to the future land use map to the following lots in the library neighborhood from Commercial Limited (CL) to High Density Residential (HDR). In AP 8 the lots are: 322, 317, 309, 351, 320, 400, 425, 876, 374, 424, 407,439, 506, 452, and 467.

Roll call vote as follows:

Commissioner Pendlebury – aye	Commissioner Cochran - aye
Commissioner Harrison – aye	Commissioner Insana – aye
Commissioner Pfeiffer – aye	Commissioner Swistak - aye

Commissioner Prestigiacomo was absent.

Motion passes 6-0.

A motion was moved by Commissioner Swistak and seconded by Commissioner Insana to adopt the changes as discussed on page 23 of the Land Use section of the Comprehensive Plan. All in favor.

Lisa Bryer thanked all the residents for being so involved in the process.

b. Transportation for final review

Lisa Bryer described the changes for the Transportation section. Complete Steets language is updated within this section on pages 12 and 20.

A motion was moved by Commissioner Swistak and seconded by Commissioner Insana to adopt the changes as discussed in the Transportation section. All in favor.

VI. Reports - Review, Discussion and/or Action and/or Vote

1. Planner's Report

a. Future meetings – topics and applications

Commissioner Swistak asked about first meeting in January? Lisa Bryer said the Planning Commission will have a public hearing, and then get changes back from the State.

Commissioner Swistak asked if the Planning Commission can make any more changes? Lisa Bryer said yes, and there could be a member of the public who brings up something that we didn't think about, which happened in the Zoning Ordinance. Lisa Bryer said that each section has been reviewed at least twice by the Planning Commission.

Also, at the first meeting in January will a UDR for 36 Bryer Street, and the Planning Commission will vote on the 73 Pemberton subdivision. The legal team said reason for this is, our Zoning section 1105 allows a greater density in village residential districts and considered it a waiver and therefore the Planning Commission will be permitting authority.

Lisa Bryer said that the Town Council authorized the hiring of Nancy Letendre. She is a land use attorney and the current planner from Westerly. She will start on January 5.

For the, Building Official, the Town Council authorized the hiring of Alan Gouveia, who is a Jamestown resident. He will pursue becoming certified building official.

The Town Administrator will combine Planning and Zoning and Nancy Letendre will be the Director of Planning and Zoning. The Building Official will retain building official and zoning enforcement.

2. Planning Assistant

a. Preliminary Annual Meeting Schedule 2026

b. Preliminary TRC Schedule 2026

Carrie Kolb reviewed the Annual Meeting Schedule for the Planning Commission meetings, which are still the first and third Wednesday of the month at 6:30pm. She also reviewed the TRC Schedule, which is subject to change once Nancy Letendre and Alan Gouveia start in 2026.

VII. Approval of Minutes - Review, Discussion and/or Action and/or Vote

1. December 3, 2025

A motion was moved by Commissioner Swistak and seconded by Commissioner Cochran to approve the minutes from December 3, 2025 as amended. All in favor.

Page 2: Lisa Panzini comment: sentence 4, change "should" to "she"

Page 2: Beth Hatch comment: sentence 9: rear setbacks in CL are 12 feet – changed from 6-feet.

Page 4: paragraph 3: change "courts" to "tables"

VIII. Adjournment

A motion was moved by Commissioner Pendlebury and seconded by Commissioner Cochran to adjourn at 7:54pm. All in favor.