

PLANNING COMMISSION MINUTES

March 5th, 2003

7:30 PM

Jamestown Library

The meeting was called to order at 7:35 p.m. and the following members were present:

Andrew Kallfelz Betty Hubbard
Victor Calabretta Jean Magregor-Brown
Barry Holland

Also present:

Lisa Bryer, AICP – Town Planner
Cynthia Reppe – Recording Clerk
Michaela Kennedy
Arek Galle

I. Reading and Approval of Minutes from February 19th, 2003.

A motion was made by Commissioner Holland and seconded by Commissioner Brown to accept the minutes as written. So unanimously voted. Commissioner Calabretta abstains.

II. Correspondence

1. CRMC – Notice of Public Hearing – File # 2002-11-087; Town of Jamestown Conservation Commission; to construct a 450 foot extension to existing nature trails and construction of a wooden wildlife viewing platform. A special exception is required to establish trails and construct the viewing platform in coastal wetlands pursuant to the RICRMP Section 130. Plat 7, lot 4, East Shore Rd., Jamestown, RI. Received
2. FYI – Letter from Jeanne and Mark Girard Re- ISDS Application 0115-2029 Plat 16 Lot 40. Received

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

IV. Reports- nothing at this time

- a. Town Planner's Report
- b. Town Committees
- c. Sub Committees

V. Old Business

1. Downtown Parking Discussion - Continued

Commissioner Kallfelz informed the Planning Commission that the Town Council left the hearing open regarding the Proposed Amendment for Parking. The Town Council would like to extend the period of time in which they have to respond. The Town Council also said they will try to find funding to hire a consultant. Commissioner Holland stated the Town Council would

like to put this off until the end of the summer. Commissioner Holland also stated that the Comprehensive Community Plan is not clear about hiring a consultant but it seems to insinuate that a consultant be hired for this issue. Commissioner Kallfelz stated that the Planning Commission will learn a lot more of the real issues facing the downtown parking after the workshop. Commissioner Kallfelz composed a draft letter to send to the Town Council that was included in the packet. The Planning Commission and the Town Planner reviewed this letter and made the following changes:

In light of the information and opinions shared at public hearing on February 24th about the proposal to amend Section 1203, the Planning Commission would like to reiterate it's ~~their~~ denial recommendation **for denial of this proposal** and to further detail the Commission's intent to address the issue of Downtown Parking in a speedy, fair and comprehensive manner.

Although the Planning Commission supports the stated objectives of the Chamber **of Commerce** and looks forward to addressing the Chamber's concerns, the Planning Commission continues to support denial **of the amendment as proposed**. In the Planning Commission's opinion, the proposal does not support the objectives of the comprehensive plan, does little to address the Chamber's stated concerns, and raises issues of fairness to commercial properties **both within and immediately** outside the area impacted by the proposal. **The limited effectiveness and impact of this amendment still remains a major concern of the Planning Commission.**

As stated in a letter to the Council on February 20th, the Planning Commission intends to aggressively proceed with the comprehensive parking review. The scope of the review should include all commercial zones. Despite the broad scope, the Commission intends to complete the review and propose amendments in 120 to 180 days **collecting any necessary data through this summer**. Although the scope of work must be defined, the Commission welcomes the opportunity to engage a consultant **at a later date** to assist the Planning Commission in collecting and analyzing data, and developing solutions.

The Commission believes the first step is to clearly define the many problems associated with downtown parking and the regulations. The workshop with the Harbor Management Commission, Chamber of Commerce and the Parking Committee will kick off the comprehensive review.

The Commission respectfully recommends that the Council deny the current proposal and fully support the Commission's mission to fairly and quickly address the concerns of the Chamber, other businesses, and residents while furthering the **policies and** objectives set forth by the town in the Comprehensive Plan.

A motion was made By Commissioner Hubbard and seconded by Commissioner Holland to forward the letter to the Town Council with the above changes. So voted:

Andrew Kallfelz – Aye
Victor Calabretta – Abstain
Barry Holland – Aye

Betty Hubbard – Aye
Jean Magregor Brown – Aye

Motion passes 4-1 Abstain

The Planning Commission discussed the upcoming work session scheduled for April 2, 2003. The following groups have been invited to attend, The Chamber of Commerce, The Harbor Commission, and the Parking Committee. Arek Galle asked the Planning Commission if 1 or 2 representatives from the Buildings and Facilities Committee could attend and the Planning Commission responded that yes they should attend. The Town Council has also been informed of the workshop. The Planning Commission discussed how this workshop should be conducted. It was suggested that they do small breakout groups of 5 or 6 people, define what the problems are and categorize them. Commissioner Hubbard asked if the residents in the downtown area are going to be included for their perspective on this issue. Commissioner Calabretta suggested using a facilitator to take notes and link it all together. Commissioner Calabretta has used a company called Organizational Futures. The Planning Commission agreed that a facilitator is a good idea. Town Planner Lisa Bryer will look into this. The Planning Commission would like to meet on Monday March 31st for a special meeting to go over the workshop plans. Town Planner Lisa Bryer stated that the next meeting on March 19th will have Jamestown Distributors on for final review and that the second meeting in April will have new applications since the workshop is on April 2nd.

VI. New Business – nothing at this time

A motion to adjourn at 9:05 p.m. was made by Commissioner Calabretta and seconded by Commissioner Brown. So unanimously voted.

Attest:

Cinthia Reppe

This meeting was recorded on 1 micro-cassette