

Approved As Amended 1-21-09  
PLANNING COMMISSION MINUTES  
January 7<sup>th</sup>, 2009  
**7:30 PM**  
**Jamestown Town Hall**  
**93 Narragansett Ave.**

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

Gary Girard                Michael Swistak  
Richard Ventrone        Barry Holland  
Alexandra Nickol        Nancy Bennett  
Jean Brown – arrived at 7:40 p.m.

Also present:

Lisa Bryer, AICP – Town Planner  
Cinthia Reppe – Planning Assistant

**I. Approval of Minutes December 17, 2008**

A motion was made by Commissioner Swistak and seconded by Commissioner Girard to accept the minutes as written. So unanimously voted. Commissioner Ventrone Abstains.

**II. Correspondence**

1. FYI – Letter to DiLorenzo and Bottis – Administrative Subdivision Approval. Received
2. FYI - Letter to Schatzman – Administrative Subdivision Approval. Received
3. CRMC – Assent – Stephen and Helen Benjamin, 1235 North Main Rd., Jamestown RI 02835; to construct and maintain a recreational boating facility to consist of a (4'x67.6') fixed timber pier, a ramp and 150 sq ft float that extends to 50 ft beyond MLW. Located at Plat 3, Lot 542. Noted

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

**IV. Reports**

1. Town Planner's Report

On Jan 22<sup>nd</sup> there will be a work session to discuss the proposed Fort Getty Sailing Center and Master Plan, also a work session for Fort Wetherill Jan 12<sup>th</sup>. Both meetings will be held at 6:30 p.m. in the council chambers.

2. Chairpersons report
3. Town Committees
  - a. Harbor
  - b. Fort Getty
  - c. Buildings and Facilities
  - d. Tree Preservation and Protection
  - e. Affordable Housing Committee
  - f. Wind Energy

- g. North Rd. Bike Path Committee met today continuing to talk about alignment of the path.

4. Sub Committees

**V. Old Business**

1. Manning Major Subdivision, Upland Farm - Cedar Lane – Final release of Bond - \$12,303.00  
This will be continued until the next meeting.
2. Jamestown Zoning Ordinance Amendments – Continued Discussion

Town Planner Lisa Bryer has been approached by many West Ferry residents regarding concern with the mixed use designation by right. Mary Brennan represents this group and has sent a letter regarding other uses listed in the use table for the commercial waterfront district. Lisa asked the board members what their thought were about separating some of the uses in East Ferry CW and West Ferry CW. This could be done by use or zone.

Commissioner Swistak stated he is in favor of discussing it but not sure about having 2 separate districts. Commissioner Bennett is in favor of having the districts separated.

Mary Brennan – 238 Narragansett Ave. She will be addressing a few issues that the neighbors in the West Ferry area are opposed too. Specifically, she will be addressing the use table. They do not want a grocery store in the area. Following are specific use table changes requested in CW just for west ferry:

- o VI. Commercial, Retail, B. 1. Grocery, bakery, dairy, fruit and vegetable, meat and fish, etc. from S to N
- o VI. Commercial, Retail, C. 1. Lunchroom or restaurant (no alcoholic beverages) from Y to N
- o VI. Commercial, Retail, C. 3. Lunchroom or restaurant (alcoholic beverages) from S to N
- o VI. Commercial, Retail, G. 9. Gift, souvenir and tobacco shops from S to N

Commissioner Nickol asked if we are talking about West Ferry or are we talking all the way to the corner of Narragansett and Southwest Ave.? Just the existing Commercial Waterfront District at West Ferry.

She stated that as a commission they have decided to leave the area around 4 corners CL instead of intensifying it into a more intense commercial district. If we limit the other end of Narragansett Ave then where will the growth be allowed in the future?

Spencer Potter – Narragansett Ave – its ok to conceive that there will not be growth or that we do not need to accommodate it if there is.

Commissioner Ventrone – we do not need to plan so much that this will become a larger city. We do not need to encourage more growth at the waterfront. Looking at West Ferry waterfront how would you semantically break apart which kind of store would be ok?

Town Planner Lisa Bryer said it is a scale issue. Lisa Bryer explained the difference between S and N to Commissioner Holland when he asked for clarification for the audience. S is a permitted use but only by special use permit.

Commissioner Nickol has a problem with changing all of them to an N, she is more inclined to have it an S.

Commissioner Swistak thinks some should be an S not an N.

Mary Brennan said they are most concerned with the 4 commercial waterfront lots on the north side of Narragansett venue.

Will Dunning -11 Ave B – would like the board to reconsider alcohol use as part of a restaurant or lunchroom to an N.

Carol Cronin - 234 Narragansett Ave. – her concern is the disturbance after hours from serving alcohol. It is a residential district all around.

Ken Newman 23 Ave B – 2 criteria here, nighttime and during the day. If it is primarily boaters using it then at night it could be loud late at night. No Alcohol.

Commissioner Ventrone said it is difficult to have a profitable boat yard at that location so anything that can add to the profit is good.

Spencer Potter– it is not our job to make it profitable for them, they knew what they were getting into.

Commissioner Ventrone said Jamestown residents want a boat yard there.

William Brennan – 238 Narragansett Ave – the previous owners extended the hours of the launch. He supported the option of a later boat launch until 10:00 p.m., but it turned into a party until 11:30 at night with the previous owner and workers. It did not work for the neighborhood.

A discussion ensued regarding the alcohol use at that location and Commissioner Bennett reminded the audience there will be a public hearing at the Town Council regarding the zoning changes.

Ken Newman – for it to be loud and obnoxious does not require cars or parking, boaters can gather without cars and drink.

Carol Cronin – why is it so important to protect the owners of the property and not us.

Spencer Potter – just say no

Lisa Bryer, Town Planner said bars, as a sole use, are not permitted in that district.

The Planning Commission discussed no heliports allowed in Jamestown in any district due to the safety and noise issues. Commissioner Swistak said what if the FAA says its ok? Commissioners Holland and Swistak are in agreement that if you have enough room it should be allowed. Let's make a new line item and go for each district. A discussion ensued regarding the minimum size of

a helipad and what are the basic requirements. More information is needed. They tabled the discussion so that they could get through the rest of the information.

The following are show of hands votes from the Planning Commission on changes to the use table:

**Table 3-1**

- I. Residential, 10. Mixed Use – 5 members voted to change it from S to Y in CL **,CD and CW east, leave as S in CW west**
- III. Agricultural, 6. Aquaculture – 4 members voted to change from an S to an N and 3 members voted to keep it an S in CD
- **V. Transportation and Utilities 1. Off-street parking (accessory) 2. Off-street parking (commercial) change Y to N in CD**
- V. Transportation and Utilities. 18. Wind Generator in OS-I & OS-II 6 members voted to change it from a N to an S
- VI. Commercial, Retail, Heavy Equipment, A. 1. Lumber and building materials all members agreed to change from a Y to an S **in CD**
- VI. Commercial, Retail, B. 1. Grocery, bakery, dairy, fruit and vegetable, meat and fish, etc. 5 members agreed to keep as S and 2 agreed to change from S to N in CW west
- VI. Commercial, Retail, C. 1. Lunchroom or restaurant (no alcoholic beverages) 7 agreed to change from Y to S in CW west
- VI. Commercial, Retail, C. 3. Lunchroom or restaurant (alcoholic beverages) 5 members agreed to keep as an S and 2 members wanted it changed to N in CW west
- **VI. Commercial, Retail D. Motor Vehicles, 5. General auto repair changed N to S in CD**
- **VI. Commercial, Retail F. Commercial outdoor recreation, 9. Ship and boat storage, and repair changed Y to S in CD**
- VI. Commercial, Retail, G. 3. Furniture, floor covering and furnishings – this was described as a typing error during codification of the ordinance and it should be an N not a Y. No change just back to N **in CW**
- VI. Commercial, Retail, G. 9. Gift, souvenir and tobacco shops – 6 members agreed to change to ~~N~~ **S** 1 member wanted to keep as S **N** in CW west
- VI. Commercial, Retail, G. 13. Video arcade – 4 members agreed to change from an S to N in CD 3 wanted to keep as S

This will go to the solicitors. Town Planner Lisa Bryer will look into defining lunchroom and restaurants.

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

A motion to adjourn at 9:45 p.m. was made and seconded by Commissioners Ventrone and Brown. So unanimously voted.

Attest:

  
Cynthia Reppe

This meeting was digitally recorded