

Approved As Written 4-7-10  
PLANNING COMMISSION MINUTES  
March 3, 2010  
**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:

Duncan Pendlebury, Vice Chair      Barry Holland  
Richard Lynn                              Nancy Bennett  
Michael Smith

Not present:  
Michael Swistak  
Susan Little

Also present:  
Lisa Bryer, AICP – Town Planner  
Cinthia Reppe – Planning Assistant  
Tony Lachowicz – Planning Consultant  
Chris Powell – Conservation Chair

**I. Approval of Minutes February 17, 2010**

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

**II. Correspondence**

1. FYI – Memo to Zoning Board from Planning Commission – Balance Sport & Fitness. Received

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

**IV. Reports**

1. Town Planner's Report
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
4. Sub Committees

**V. Old Business – nothing at this time**

**VI. New Business**

**1. CDBG – Endorsement of Application for PY 2010**

The town applies for Community Development Block Grant funds every year since 1987. Jamestown is in competitive grant process as one of the entitlement communities. The town can apply for up to \$250,000 which is the limit set by the state. We typically receive between \$35,000 to \$150,000

Commissioner Bennett made a motion that was seconded by Commissioner Smith that the Jamestown Planning Commission hereby certifies that the proposed PY2010 Community Development Block Grant activities are in compliance with local development policy as set forth in the 2002 Jamestown Comprehensive Community Plan as amended in 2004 and with the Jamestown Subdivision and Land Development Regulations and Jamestown Zoning Ordinance. So unanimously voted:

Nancy Bennett - Aye	Barry Holland - Aye
Richard Lynn - Aye	Duncan Pendlebury - Aye
Michael Smith - Aye	

**2. Conservation Development – Proposed Amendments to:**  
**a) Comprehensive Plan**  
**b) Zoning Ordinance**  
**c) Subdivision and Land Development Regulations**

The Conservation Commission has been studying conservation development in lieu of cluster development over the past year. Randall Arendt reviewed Jamestown's regulations several years ago and the Conservation Commission encouraged the town to hire a consultant to develop the regulations.

Town Planner Lisa Bryer introduced Tony Lachowicz, a planning consultant hired by Jamestown to amend the land use regulations to incorporate Conservation Development.

The conservation development amendment will replace cluster. Cluster over the years has had its limitations although there are similarities between Cluster and Conservation Development. The Planning Commission will be reviewing these amendments.

Mr. Lachowicz is prepared to go through the proposed documents and answer questions tonight.

Chris Powell chairman of the Conservation Commission introduced members Kate Smith, Maureen Coleman and Carol Trocki.

Mr. Powell stated Mr. Lachowicz is the expert and everything he read in this proposal is consistent with how the community feels about development on the island. We have the opportunity now to re-do the development review process and he encourages us to go forward with this.

Town Planner Lisa Bryer said several of the Planning Commissioners said it was overwhelming since some of the new board members have not reviewed a subdivision yet and are not familiar with the process. She encouraged them not to be overwhelmed by the verbiage since the changes are not all that significant once you distill them. We are reviewing this to replace the cluster process to review subdivisions. We have only done 2 major/cluster subdivisions in the last 12 years in Jamestown. What you do with the remaining acreage is what is important. The town planner feels this is the way to go and it should be mandatory for larger developments as is cluster currently and go with it as an option for smaller subdivisions.

Mr. Lachowicz stated ideally you would adopt the comp plan changes first. Zoning by law is supposed to follow comp plan. Timing is not critical. Move ahead with zoning and subdivision regulations and just include with the 5 year comp plan update. Zoning and Subdivision changes can be done concurrently.

Commissioner Holland wants a philosophical discussion. He would like to see a question regarding this proposal in the survey so the community can vote on it and he thinks it should be voluntary.

Commissioner Bennett stated it is very much in line with what they have already with cluster. She is in favor and is 90% for it being mandatory.

Town Planner Lisa Bryer commented regarding the mandatory issue, she and Tony Lachowicz talked about allowing for an out. Cedar Lane the last one made more sense to do as a regular subdivision with bigger lots and not cluster and because it was mandatory the applicant did not want to ask for a waiver. We have to be realistic and we have a lot of environmental issues in Jamestown.

Tony Lachowicz said the way this is written, the Planning Commission makes the decision. The applicant can show two plans and why he prefers a regular subdivision and the reasoning behind his choice.

Commissioner Smith disagrees with the concept and that it is mandatory and that the Planning Commission decides. It is my land and I should be able to choose how I develop it.

Mr. Lachowicz said 10 communities in the State have adopted this, out of the ten, three are voluntary, there are 5 or 6 that are mandatory with an out. The community has to weigh the pro's and con's. Holland if we have incentives for the developer and it is presented that way he is OK with it but has a problem with us mandating this. The educational component is important.

Carol Trocki a member of the Conservation Commission said the monetary savings for the developer is much greater with conservation development because they save money on roads and infrastructure.

Kate Smith a member of the Conservation Commission said Scott Millar from DEM should come to Jamestown to give a presentation with documentation and visuals that really show how effective

conservation development is, even with small subdivisions. He can gear his presentation to Jamestown and look at specific areas. A picture is worth a thousand words. The slide show is very compelling. There is a value added to the end product. One of principals is to make the open space more accessible to the residents.

Commissioner Smith wants Justin to develop a map of the different lots that are still available to do this sort of development in Jamestown. The Town Planner is not sure it is worth the time it would take since there is only handful of parcels where this could be done, but if one 90 acre parcel utilizes this method it would be worth it for the community and the residents.

A motion to extend the meeting by 15 minutes was made by Commissioner Bennett and seconded by Commissioner Holland. So unanimously voted.

Individuals from the Planning Commission and Conservation Commission suggested some changes for draft 2 on Comprehensive Plan and Zoning. They did not have time to review the Subdivision Regulations.

The planning commission and conservation commission members were asked to send any suggestions by email they have to Lisa Bryer from the Subdivision Regulations section by tomorrow to be forwarded to Tony Lachowicz.

A motion to adjourn at 10:15 p.m. was made by Commissioner Holland and seconded by Commissioner Pendlebury. So unanimously voted.

Attest:



Cinthia L. Reppe  
Planning Assistant

This meeting was digitally recorded