

PLANNING COMMISSION MINUTES

October 16, 2019

7:00 PM

Jamestown Town Hall

93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order at 7:03 p.m. and the following members were present:

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
Wyatt Brochu – Town Solicitor
Cinthia Reppe – Planning Assistant
Dale Jerald

II. Approval of Minutes September 18, 2019; review, discussion and/or action and/or vote

A motion was made by Commissioner Enright and seconded by Commissioner Smith to accept the minutes with the following changes:

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2nd paragraph; They are looking seriously at the concerns of the neighbors and they have replaced the **affordable** housing consultant.

3rd paragraph; seconded by Commissioner Pfeiffer. ~~seconds.~~

7th paragraph; with **Zoning Enforcement Officer** Chris Costa

8th paragraph, 1st sentence; HGWTO and Special flood section **will go.**

4th sentence, We will keep this section in place **with caveat for application that are not** ~~there unless~~ authorized and permitted by DEM.

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6th paragraph; **In** the table **tracing the** of contents, columns should **read** ~~be flipped to see both~~ ways.

So unanimously voted.

III. Correspondence

1. FYI – St. Onge/Nicholson – Administrative Subdivision Approval. Received
2. FYI – Town Council Resolution – Community Planning Month. Received

IV. Citizen's Non-Agenda Item

Dale Jerald - 63 Carr Lane – it appears that Carr Lane is going to be paved and the residents would like to see if Carr Lane can have speed bumps. Ms. Bryer said this is not a function of the Planning Commission. That would be a request to the Town Council. We do not have any input into road paving.

V. Old Business

1. Zoning Ordinance Update; review, discussion and/or action and/or vote
 - a. Review of Proposed Amendments

Ms. Bryer said the changes that are in your packet are just the changes that have been made, not a full copy of the ordinance. She thinks we are getting very close. Commissioner Enright said the date needs to be provided so it would be easier to compare. So noted.

Lisa Bryer discussed the Conservation Development Section has been put in Place of Cluster Development.

Regarding Boat Storage, Commissioner Swistak asked is a Kayak considered a canoe or rowboat. We will add kayak to the list Bryer noted.

Kitchen definition was discussed, it has to be a structure Brochu addressed the kitchen definition and said a refrigerator does not need to be included. The Stove needs special electrical accommodations or a fuel line and the sink needs special plumbing. So those are the items that should be the focus.

Met tower is for meteorological info, put in a met tower definition.

The Planning Commission went over all the updates to the Use table.

A discussion ensued about Fisheries, Oyster Farms and where they offload their product and this new use in the table addresses it.

Brochu said it may be regulated by DEM so we will look into it.

Commissioner Swistak asked about storage units and it is not listed in our use table, do we want to call out storage units and do we want to regulate them. Does it make sense to permit that in CD and CL as individual units. The Commission felt we should regulate them and the parking requirements associated with them. They concluded that we should define it and put it across the board as No.

Dimensional regulations - lot width is changed to frontage lines.

Table 3-2 was updated for function within the Special Village Development District. Building Placement being removed in addition to 2 stories max deleted in the residential districts and just leave in 35 feet max. Distinguish in this section difference between public and semipublic. ~~Wyatt~~

Merging of lots - Lisa Bryer wants the solicitors to take a look at it since our new Tax Assessor is leery to merge lots under this criteria. Wyatt said it has to be looked at separately. No re-wording is being suggested. Burden of proof on the owner that they should not be merged. Keep Special Regulations and just move the section.

Horsley Witten is looking at if we can have AFDU in a commercial or mixed building noting the language that will pertain since the sections have been merged "it won't have to be owner occupied".

Shared parking has been deleted. If we remove the shared parking scenario are the agreements gone when it goes away. Bryer did not think so no because they were grandfathered. Businesses, specifically restaurants received approval for number of seats based on shared parking, so until those agreements are null and void, they will be in effect. We can word the ordinance that way. They will not be forced into a variance just because we get rid of the section. Wyatt will look into this. Part of the flaw of shared parking is it is hard to track or double counting could happen and they can be nullified at will by the property owner or upon sale, leaving the business in the lurch and no way for the town to be notified or track this. It has not been easy in the past Lisa said. Simpatico built a structure for 190 seats based on the shared parking. Variance runs with the land Solicitor Brochu said. Horsley Witten suggested a no net loss requirement and they are working on it and how it would work in Jamestown. HW is going to give ideas about no net loss.

VI. New Business – nothing at this time

VII. Adjournment

A motion to adjourn at 9:36 was made by Commissioner Enright and seconded by Commissioner Smith. All in Favor.

Attest:



Cynthia L. Reppe