

Approved As Written  
**PLANNING COMMISSION MINUTES**  
**December 1, 2021**  
**7:00 PM**  
**Jamestown Town Hall**  
**93 Narragansett Ave.**

**1. Call to Order and Roll Call**

The meeting was called to order at 7:00 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  
Christian Infantolino - Attorney

Commissioner Swistak recused for the next agenda item

**2. Old Business**

**1. Freebody LLC Administrative Subdivision - Conditional approval and recommendation to Zoning Board of Review – discussion, and/or action and/or vote regarding amending condition of approval 5c)**

Commissioner Pendlebury asked Solicitor Brochu to explain.

Solicitor Brochu said they received communication from Quentin Anthony that said it was inaccurate information in the decision. The Planning Commission as of today does not have any say in this now since it has been appealed. Best course of action is for the planning commission is to have the planner send an internal memo in that communication and forward that with the original record for the appeal.

Lisa Bryer, Town Planner said the appeal from the abutters just came to us so it was not in the packet.

Mr. Anthony sent an email stating the buffer was never agreed to by the abutters, she responded back and asked how he would like it addressed. She will make a note to the file and attach to the zoning board information. Solicitor Brochu said we could accommodate but it is under appeal. Pendlebury asked does that make the minutes of Nov 3<sup>rd</sup> the minutes stay the way they are. Yes. Lisa will change the numbering that was auto corrected.

There will be a zoning hearing scheduled in January. Originally the 4<sup>th</sup> but the attorneys are not available so they are looking at other dates.

Commissioner Swistak re-joined the meeting.

### **3. New Business**

#### **1. Imagine Jamestown 2045 - Jamestown Comprehensive Community Plan Update discussion.**

Town Planner Lisa Bryer said every time we start the update of the Comp Plan we start with the community survey. There was one done in 1990,1999, 2000 and 2010. We look at it each time and decide if the things are still relevant that we were looking at in the prior survey. We want continuity of some sort. Let's start talking about the topics, anything new or different?

Cochran said looking at those that responded to the last survey the median age was 61-80. The one in 2000 we mailed out to every household and had a 33% return but the data input took a very long time.

Commissioner Swistak thinks the tax collector or water dept have emails. He thought Chief Mello may have started an email data base.

Topics discussed:

What makes Jamestown a desirable place to live. In the last survey it was answered maintain the rural character of the Island, and we had to provide what that means in the preamble.

Agricultural do we have more farmland to protect Swistak said? We have somewhere around 600 acres protected. What's left is the last farm and we are applying for a grant for this.

Housing, ask about rentals. Broadband network should be asked. Increasing residential food composting. At the beginning of each section we talk about goals and verify "is that still valid"? Yes. Homestead exemptions are being discussed currently. Do you rent your house out to others? Commissioner Enright said housing and rentals should be in same section, B and B are in Economic Development separate from housing section.

Commissioner Prestigiacomo said when we are ready to put the survey out maybe targeting the schools. Questions about Fort Getty, and maybe what to do with the old Barn at Fort Wetherill; should we redevelop or sell? Future services. What goals were met since the last survey?

#### **2. 2015 Action Plan, discussion**

Lisa said going through this and showing this is what we have done and not done would be useful for the next time we discuss this.

**4. Correspondence**

1. FYI – Letter from Jonilee and Robert Zimmerman – Short Term Rentals. Received.
2. FYI – Bill Salmons, President, Riven Rock Inc. Preliminary Approval Letter. Received

**5. Approval of Minutes November 3, 2021: review, discussion and/or action and/or vote**

Commissioner Enright made a motion seconded by Commissioner Cochran to accept the minutes with the following change: Update the numbers of the Freebody Motion. When you insert a document the numbers change so that will be updated. So unanimously voted: Duncan Pendlebury, Rosemary Enright, Mick Cochran, Bernie Pfeiffer, Dana Prestigiacomo Michael Smith. Michael Swistak recused.

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

**7. Reports**

1. Town Planner's Report
  - Future meetings – topics and applications – Riven Rock coming in with final plan, they do not have to come before the Planning Commission
  - She has new plans for Simpatico they are proposing to enclose the decks, she might recommend peer review. Important enough that we need to have an architect look at it. Talk about it at the next meeting
  - Molly Conlon has been appointed Senior Services Coordinator.
  - The Press reported an agreement to put a cell tower on Carr Lane that will be a zoning matter. Swistak asked if we will review it since it is a town project. Byer noted this will not be a town project and said it is private property. It may be reviewed under the development plan review in the watershed section. Swistak thinks we need transparency on these projects. Is the Carr Homestead historical? Rosemary said it is but we have no regulation.
  - We just have 1 thing for the agenda on the 16<sup>th</sup> and Lisa Bryer would like to meet so we can authorize the project review fees for Simpatico, now known as Beech. The new owners are all locals.
  - CMS is being appealed.

**8. Adjournment**

A motion to adjourn was made by Commissioner Enright and seconded by Commissioner Cochran to adjourn the meeting at 8:25 p.m. So unanimously voted.

Attest:

Cynthia L Reppe