

PLANNING COMMISSION MINUTES

March 7, 2012

7:30 PM

Jamestown Town Hall

93 Narragansett Ave.

The meeting was called to order at 7:30 p.m. and the following members were present:

Michael Swistak – Chair Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary Michael Jacquard
Michael Smith

Not present – Richard Lynn

Also present:

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

I. Approval of Minutes February 15, 2012

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

II. Correspondence

1. Planning Commissioners Journal Email. Received
2. FYI – Swanson/Neale Subdivision. Received

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

IV. Reports

1. Town Planner's Report – Town Council will be taking the council chambers for our April 4th meeting for budget meeting. We will meet in the small conference room. Any interest in the Planning Commissioners journal let her know.
2. Chairpersons report
3. Town Committees
 - a. Harbor
 - b. Buildings and Facilities – meets in two weeks
 - c. Affordable Housing Committee – met this week to go over the housing section and suggested a few additional actions for the action plan.
 - d. North Rd. Bike Path Committee
4. Sub Committees

V. Old Business

1. Amendments to the Comprehensive Plan

a. Housing

As reported at the last meeting, Town Planner Lisa Bryer was looking for someone to format the Comprehensive Plan update. She has found someone that will both format and edit. Commissioner Enright also offered to help with editing.

The Affordable Housing Committee met on Monday night to review this section. They added 3 actions as new actions last Monday night. We will start with Page 15 on and go through page by page.

Town Planner Lisa Bryer explained why the number of houses needed to attain our 10% was reduced. This was due to the farms being purchased and our year round housing stats going down.

Commissioner Swistak asked what the ramifications are if we do not meet the goals or we are not on schedule. Currently the state is looking for the cities and towns to make a concerted effort to meet the goals. The biggest ramification if you are not meeting the 10 percent is for a developer to come in and propose significantly increased density through the Comp Permit process. Our only recourse in denial would be that if it is not consistent with the comp plan. At that point the state could overturn or uphold our denial. If we are not making an attempt to meet our 10 percent, they could overturn the denial.

Because the Affordable Housing Plan was a free standing document previously Ms. Bryer had to recreate it to fit the action plan. There was too much text for some actions to include in the action table format of the plan so it is somewhat duplicative between the text portion of the document and the action plan. We will look into trying to not duplicate some of the repeating verbiage.

Town Planner Lisa Bryer went over the suggested new Actions proposed by the Affordable Housing Committee at their meeting Monday night. Commissioner Pendlebury asked, how is the family accessory unit different than what we permit now? It would not be part of the 30 year requirement. This would not be income qualified and as long as family lived in it, then it is permitted. What is reasonable as far as family should also be monitored and licensing would be needed to track occupancy.

The affordable housing committee would just like to see affordable housing provided even if it does not apply to the 10%. Work with the State to change the Big A definition was suggested.

Commissioner Smith asked if we can include B&B's for affordable housing.

The finance director confirmed Ms. Bryers recollection that the state increased every city and towns portion of Real Estate Transfer Tax since so many towns were asking for local taxing authority for both open space and affordable housing. The state increased the share to all towns and cities and Jamestown began allocating

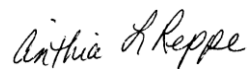
funding towards affordable housing and open space at that time. Revenues should be monitored to see if they have increased over the years. This is a possible increased income stream for Affordable housing.

VI. New Business – nothing at this time

No further business.

A motion to adjourn at 8:25 p.m. made by Commissioner Enright and seconded by Commissioner Smith. All in favor.

Attest:



Cynthia L Reppe

This meeting was digitally recorded