

Approved As Amended
PLANNING COMMISSION MINUTES
June 20, 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:

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|-------------------------|--------------------------------|
| Michael Swistak – Chair | Duncan Pendlebury – Vice Chair |
| Rosemary Enright | Mick Cochran |
| Michael Jacquard | Richard Lynn |

Not present:
Michael Smith

Also present:
Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Assistant

I. Approval of Minutes June 6, 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. Letter from Wyndham Vacation Ownership Re: Wind Turbine. Received

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

IV. Reports

1. Town Planner's Report – Comp plan in one piece final details and should be ready to send up to state for prelim review by middle of July
2. Chairpersons report
3. Town Committees
 - a. Harbor
 - b. Buildings and Facilities
 - c. Affordable Housing Committee
 - d. North Rd. Bike Path Committee
4. Sub Committees

V. Old Business

1. Amendments to the Comprehensive Plan
Town Planner Lisa Bryer led the planning commission in the discussion. They went through the sections page by page.

- a. Preamble – A discussion ensued and some changes were suggested that will be incorporated into this section of the Comprehensive Community Plan.
- b. Vision – A discussion ensued, changes were suggested and made and the Town Planner will update this section.

VI. New Business

1. Accessory Dwelling Units – Discussion of Zoning Provisions

Town Planner Lisa Bryer said the affordable housing committee and also Town Councilor Bill Murphy want the town to come up with an ordinance to allow accessory apartments. One of the goals of ~~theis town ordinance~~ will be to help meet our 10% state mandated goal. In order to count for our 10% there has to be a 30 year dead restriction on the dwelling. They would like to see this for family members by right.

Town Planner Lisa Bryer discussed the potential impact on the water supply. The planning commissions responsibility is to flush out all the issues related to an ordinance, I will draft an ordinance for the Planning Commissions review and then it can be sent to the Town Council with our recommendation. There are numerous provisions to consider.

A discussion about allowing them for family members who might not be able to afford to live on the island ensued. Commissioner Pendlebury said he likes the way Bristol has set up their ordinance and he feels it makes a lot of sense and is organized. It is much more detailed.

Commissioner Enright likes New Shoreham's (Block Island) too.

Ms. Bryer asked, "is this something that you think we should move forward on?" She can draft something along with Peter Ruggiero. Town Solicitor Ruggiero worked on a preliminary draft but it was not limited to family members.

Commissioner Swistak would like a list of every facet to look at, parking, size of lot in each zone, size of structure. Make a list of provisions. With a limited amount of water available how could you make a rational decision. Is there something we can figure out to allow for increased density for the North end of the island.

Sav Rebecchi stated that Lorraine Joubert, who did an extensive study on the island a few years ago, said that 75 % of the water used in a septic is returned back into the ground.

Mr. Rebecchi said it's more of the added nitrogen that is added to the groundwater that is of concern. Lisa Bryer asked should we put this on a future agenda or continue the review now. The commission would like to discuss this now. The following is a list:

1. There should be a minimum size limit for house and lot. Substandard lot would not be eligible. Only way is if you are offering for an affordable unit on non conforming lot.
2. Develop a provision for Municipal and Town employees.
3. Provision for only family members.
4. Ask Solicitor if units must be ADA accessible units.
5. Minimum square footage and maximum 33% of main structure.
6. Permitting ~~we~~ will be required.
7. Recertification will be a separate process.

8. This should be by right if they meet all the requirements.
9. The TRC should be the permitting board but review of yearly certification could go to the planning office or zoning office.
10. An appeals process will most likely go to the zoning board. Must be owner occupied. See Bristol D3.
11. The commission discussed it should be allowed in all zones


A discussion ensued and the commission discussed Special Use Permit for all other issues. We should come up with the number of Municipal employees that live off Island.

The following is a list of other issues that need to be ironed out:

- Definition – what constitutes a kitchen?
 - Lot size
 - Not permitted on non conforming lot
 - Will tax structure change for house? Ask the tax assessor
 - Water capacity build out, Ms. Bryer will get this information
2. 2012 Election of Officers – Planning Commission – continued to next meeting for full attendance of Commission.
 - A. Chair
 - B. Vice Chair
 - C. Secretary

A motion to adjourn at 9:30 pm was made by Commissioner Lynn and seconded by Commissioner Cochran. So unanimously voted.

Attest:



Cynthia L. Reppe

This meeting was digitally recorded