

Approved As Written
PLANNING COMMISSION MINUTES
August 15, 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	Mick Cochran
Richard Lynn	Michael Smith

Not present:

Michael Jacquard

Also present:

Lisa Bryer - AICP, Town Planner
Cinthia Reppe – Planning Assistant
Sav Rebecchi – Jamestown Record

I. Approval of Minutes August 1, 2012

A motion was made by Commissioner Pendlebury and seconded by Commissioner Cochran to accept the minutes with the following change:

Page 2, 4th paragraph, 2nd sentence:

~~It seems to her~~ She would like to have it available for the people we discussed at the previous meeting; just family members.

II. Correspondence – nothing at this time

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

IV. Reports – nothing at this time

1. Town Planner’s Report
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. **Affordable Housing – continued**
 - i. **Accessory Dwelling Units**

Town Planner Lisa Bryer continued the discussion regarding an Accessory Dwelling Unit ordinance. Ms. Bryer, in her Planner's Memo, listed the major provisions of the ordinance and made recommendations based partially on the discussion at the last meeting comments and made some changes.

The Commission discussed who is the ordinance to serve? There was a majority of Commission who decided that it should be for family members, Accessory Family Dwelling Units (AFDU).

Commissioner Pendlebury said, one of the things we discussed was having water and sewer weigh in on this matter. In our Water and Sewer ordinance we currently require separate connections for a duplex. Zoning Enforcement officer Fred Brown noted that as long as there is an interior connection, he would consider it one unit. We would still need to ask the question to the Board of Water and Sewer Commissioners regarding whether the ordinance would need to be amended to permit one connection in the case of an AFDU.

Sav Rebecchi asked if you have put in a 2nd kitchen and then the situation changes do you have to remove the kitchen? It is a big expense and in the future it could be needed again. The commission discussed this and decided to add an option of "unoccupied" with a sworn affidavit.

Ms. Bryer also reviewed Middletown, RI ordinance. Mr. Brown prefers that ordinance because it is simpler. She would like to discuss the provisions and then come up with the simplest ordinance. The commission discussed the yearly license issue and decided that a yearly affidavit would be an effective way to monitor. The planning commission voted 6-0 to add a caregiver provision with a Dr. recommendation. The commission voted 6-0 to make the recommendation of 2 bedrooms and 2 adults maximum. Need to ask Solicitor if any existing accessory unit can become complying and how.

Family member needs to be defined. The commission discussed this and decided to use a broader definition like the Bristol ordinance uses with the addition of caregiver. They want all zones including CD and CL. A discussion ensued regarding separate structures and the commission voted to allow AFDU in separate structures but it would need Special Use Permit and meet setback requirements in our ordinance.

Planner noted that we need to determine what this will do to our buildout figures and the water capacity. Staff will determine this first before going to water and sewer board.

VI. New Business – nothing at this time

A motion to adjourn at 9:10 p.m. was made by Commissioner Cochran and seconded by Commissioner Lynn. So unanimously voted.

Attest:



Cynthia L Reppe
Planning Assistant

This meeting was digitally recorded