

PLANNING COMMISSION MINUTES

December 3, 2003

7:30 PM

Jamestown Library

The meeting was called to order at 7:34 p.m. and the following members were present:

Gary Girard	Andrew Kallfelz
Betty Hubbard	Victor Calabretta
Jean Magregor-Brown	Barry Holland

Also present:

Lisa Bryer, AICP – Town Planner
Cynthia Reppe – Recording Clerk
Julio DiGiando
Sterling Graham
Sav Rebecchi

I. Approval of Minutes from November 19, 2003

A motion was made by Commissioner Kallfelz and seconded by Commissioner Calabretta to accept the minutes with the following changes; page 3, #2. Downtown Parking Plan 4th line strike ~~and needs to be included~~. Page 3 last sentence of the first paragraph strike ~~Some of the commissioner would like the averaging part taken out~~. So unanimously voted.

II. Correspondence – nothing at this time

1.

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

IV. Reports

1. Town Planner's Report
2. Town Committees

Commissioner Kallfelz informed the Planning Commission that the final review of the Harbor Plan will take place tomorrow night at 7:00 p.m. at the library.

3. Sub Committees

V. Old Business

1. Comprehensive Community Plan – Review of comments from the state – proposed amendments

Town Planner Lisa Bryer explained that the Planning Commission wrote and adopted the Comprehensive Community Plan after the required public hearings then sent it to the Town Council who adopted it after public hearings, and then sent it on to Statewide Planning for state review by various state agencies. Statewide planning sent some preliminary comments and provided us the opportunity to address them before they were made “official comments”. They were happy with our preliminary changes but would like more specificity in the Housing element as well as the Land Use element. At this meeting we will be addressing some of the official comments to the plan. Commissioner Hubbard asked if there would be another printing done after everything is finalized. Town Planner Lisa Bryer stated that yes there will be more copies printed for some of the different boards in the town but that most people prefer to have the plan on CD rom. The re-printing will not be done until the plan is officially accepted by the State. Commissioner Holland asked what will happen if this is not approved within the sixty day time period that the state gives us. The state recognizes that this is not a reasonable amount of time and the Town Planner suggested that we request an extension. They are aware that we are addressing the comments.

Commissioner Girard made a motion that was seconded by Commissioner Hubbard to request an additional 60 day extension.

So unanimously voted.

The first section for discussion is the Housing Element and Housing Action Plan. The biggest issue is how is Jamestown going to attain the 10% State mandated affordable housing requirement? Some of the Commissioners asked what is the Density Bonus that is referred to in the Plan? Ms. Bryer explained that if a developer comes in with a 10 unit plan that is allowed by zoning but if we allow density bonuses for affordable housing than the developer could request more, for example 15 units, and states that a few of these will be used for affordable housing. Ms. Bryer also stated that housing is considered part of a towns 10% housing requirement if it is somehow subsidized by federal funds. There was discussion of using accessory apartments in Jamestown to try and attain the 10% goal, but since they are not subsidized it wouldn't count. Ms. Bryer stated that this is still a reasonable goal for Jamestown and helping Jamestown residents, even if it does not count towards our 10%. The state would also like some wording in the plan that if Jamestown does not get grant money that the town is committed to funding the 10% plan. This should be inserted between pages 200-201. We should have an answer regarding the Rhode Island Foundation grant money that was applied for next week and if it does not come through than the Town should include it as part of next years budget. Commissioner Girard stated that rents have increased dramatically over the last 3 years, and that individual ownership should be encouraged. Sterling Graham suggested expanding the Bayside Terrace apartments.

A discussion ensued regarding the remaining sections of the Comprehensive Plan and suggestions were made by the commissioners. Town Planner Lisa Bryer showed the commissioners the Land Use map and described the changes that need to be made to that. There were some keying errors made when converting the map from paper drawn to computerized. The state also suggested that we need to identify future land use actions and

the implementation of them. Lisa Bryer will work on the best way to handle this with the plan. Town Planner Lisa Bryer will work on the suggested changes from all the sections and present them at the January planning commission meeting.

Commissioner Girard thanked Lisa Bryer for all the effort and hard work that she put into incorporating the states suggestions.

2. Downtown Parking Plan – Final Review - continued

VI. New Business – nothing at this time

A motion was made by Commissioner Calabretta and seconded by Commissioner Kallfelz to adjourn the meeting at 9:55 p.m. So unanimously voted.

Attest:

Cynthia Reppe

This meeting was recorded on 1 micro-cassette