

PLANNING COMMISSION MINUTES

March 15th, 2006

7:30 PM

Jamestown Library

The meeting was called to order at 7:35 p.m. and the following members were present:

Gary Girard	Victor Calabretta
Betty Hubbard	Barry Holland
Richard Ventrone	Michael White

Not present:

Jean Brown – arrived at 7:39 p.m.

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Recording Clerk

I. Approval of Minutes from February 15th, 2006

A motion was made by Commissioner Hubbard and seconded by Commissioner Calabretta to approve the minutes as written. So unanimously voted.

Approval of Minutes from March 1st, 2006

A motion was made by Commissioner Hubbard and seconded by Commissioner White to accept the minutes as amended: Page 3, 4th paragraph, along the cemetery line ~~that~~ was in question. So unanimously voted. Commissioners Girard and Holland abstain.

II. Correspondence

1. CRMC – Public Notice – Robert Halstead, 1151 North Main Rd., Jamestown, RI 02852; Residential Boating Facility to consist of a 4’x202’ fixed timber pier, a 3’x25’ ramp a 150 sq.ft. float & 2 tie-off piles. The dock will also incorporate a boat lift and extend to 147 ft +/- beyond mean low water (MLW). Received
2. FYI – Copy of Letter Re: Medeiros Administrative Subdivision. Received

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

IV. Reports

1. Town Planner’s Report

Town Planner Lisa Bryer asked the Commissioners if they wanted to do a site visit to the Dutton property, she will send an e-mail out.

2. Chairpersons report

Commissioner Girard attended the Town Council meeting on Monday and the Town Council was happy about the job the Planning Commission is doing with the High Groundwater ordinance.

3. Town Committees
 - a. Harbor

- b. Fort Getty
Don Sharpe the consultant presented a plan at the last meeting and the committee was pleased with the plan as it will increase resident use and the campers will have their own space.
 - c. Buildings and Facilities
 - d. Others
4. Sub Committees

V. Old Business – nothing at this time

VI. New Business

1. Election of Commission Vice Chair & Secretary

A motion was made by Commissioner Calabretta and seconded by Commissioner Brown to elect Commissioner Calabretta as the Vice Chair and Commissioner Holland as the secretary to the planning commission. So unanimously voted.

2. Planning Commission Liaison Committee's Appointments - Fort Getty Master Plan Committee - Traffic Committee - Harbor Management Committee – Tree Preservation and Protection Committee

A motion was made by Commissioner Girard and seconded by Commissioner Hubbard to appoint the following Commissioners to be Liaisons to the following committee's: Commissioner Ventrone will be appointed to the Harbor Commission and Commissioner White will be appointed to the Tree Preservation and Protection Committee. Commissioner Hubbard will continue on the Ft. Getty Committee and Commissioner Brown will continue on the Traffic Commission. So unanimously voted.

3. Discussion of Zoning Ordinance 2006 Update

Town Planner Lisa Bryer went through a work plan for the update of the Zoning Ordinance. We are required to make it consistent with our 2004 approved Comprehensive Plan, but not re-write the entire plan. The most significant change is the affordable housing provisions.

One of the things that the Town Planner Lisa Bryer would like to try is the form based zoning. This will allow us to concentrate on the form of the structures instead of the dimensional regulations. They have not always been effective for us in the past. Since we do not have a transitional zone between the downtown and the residential areas, problems arise on these fringes. She would also like to look at District Dimensional Regulations, Development Plan Review, Parking with regard to policy decisions and variances being granted. Mrs. Bryer indicated that we are not giving the applicants enough guidance in terms of development plan review and she feels that the Planning Commission would like more guidance as well to base their decisions.

Commissioner Brown asked a hypothetical question that if you buy a piece of land because it is zoned commercial and then the zoning changes will the person be grandfathered with their property or will they just have to abide by the change? No answered the Planner.

A discussion ensued about Bed and Breakfasts and the Planning Commissioners discussed looking at this issue again or if they are happy with the regulation as is. The Planning Commission decided that it is working the way it is now. Valerie Malloy asked a question about what the difference is between renting their house out a week at a time or a B&B.

Commissioner Calabretta asked about the cell tower issue and addressing it in the update of the Zoning Ordinance.

Commissioner Hubbard asked about the demolition delay issue and also land based aquaculture.

Affordable Housing Implementation:

These issues have been discussed at previous meetings and one of the issues they would like to explore at length is Accessory Apartments with regard to affordable housing, also tax relief as subsidy. They will also look at the Regulation of Formula businesses.

An RFP will be developed and done for an upcoming meeting in the near future so a professional can be hired as a consultant to assist with the Zoning update.

A motion to adjourn was made by Commissioner Calabretta and Commissioner Girard seconded the motion at 8:50 p.m. So unanimously voted.

Attest:

Cynthia L. Reppe

This meeting was recorded on 1 micro-cassette