

PLANNING COMMISSION MINUTES

February 20th, 2008

**7:30 PM**

**Jamestown Town Hall**

**93 Narragansett Ave.**

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

Gary Girard	Barry Holland
Jean Brown	Richard Ventrone
Michael Swistak	Nancy Bennett

Not present:

Alexandra Nickol

Also present:

Lisa Bryer, AICP – Town Planner  
Cinthia Reppe – Planning Assistant  
Donald Powers – Donald Powers Architects  
Stephanie Zurek – Donald Powers Architects

**I. Approval of Minutes January 16<sup>th</sup> 2008**

A motion was made by Commissioner Holland and seconded by Commissioner Ventrone to approve the minutes with the following changes:

Page 6 – add to the 7<sup>th</sup> line from the bottom of page, it is all mixed and thinks its fine **individually but together there are too many elements.**

Page 7 – at the end of the list of things for the applicant add, **3D View**

So unanimously voted.

**II. Correspondence**

1. CRMC – Richard Eannarino – 716 East Shore Rd. Jamestown - Residential Assent to construct modification to the existing residential dock, terminus of dock extends 109 ft beyond MLW requiring a 59' variance.  
Received
2. CRMC – David Piccoli – 584 East Shore Rd. Jamestown – Residential Assent to construct & maintain a residential boating facility, terminus of fixed pier extends 99.2 ft beyond MLW requiring a 49.2' variance.  
Received
3. Groundwater Study Proposal. Received
4. FYI – The Commissioner Publication. Received

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

**IV. Reports – Continued until after the presentation**

**Public Hearing**

Dutton - 2 lot Minor Subdivision with Street Creation, Extension of Prospect Avenue off Summit Avenue and Holly Street – Plat 1, Lot 61- continued from 1-16-08

To be continued at the request of the applicant until further notice

**Hearing closed by Commissioner Girard at 7:40 p.m.**

**V. Old Business**

**1. Presentation by Donald Powers Architects**

Jamestown Vision Charrette Report  
Presentation of Draft Design Guidelines

Architect Donald Powers presented the Report to the audience. He noted that this is a summary of the process from the pre-Charrette meetings to post meeting summary and recommendations. Don summarized some of the issues that were discussed during the charrette. Don also presented the Draft Design Guidelines

After the power point presentation, Commissioner Girard asked if any Planning Commission members have questions.

Commissioner Brown asked about a Historic District.

Commissioner Ventrone asked about limiting the type of siding materials. It can look terrific or not depending upon the type you use.

Mr. Powers said there will be a section of encouraged materials and discouraged materials.

Commissioner Holland questioned the design guidelines, he is not sure how you can make them guidelines and not regulations, if it is a guideline then it's not mandatory.

The value of any kind of guideline is it gives the applicant an idea to start with. There is a section in the smart code that has form based standards. Design guidelines will take from the form based standards and give them choices.

Commissioner Girard opened up questions to the audience.

Richard Allphin - 21 Bonnet View –asked Mr. Powers about why accessory apartments were listed as only 400 sq ft.

Kate Petrie 1005 Fort Getty Rd. – she asked why there is not an architect on the Planning Commission.

Commissioner Girard stated there are times we have had several engineers on the Planning Commission but it all depends on who applies.

Commissioner Brown stated we do have an architect available to us.

Julio DiGiando – 63 Clarke St. – commented on accessory apartments. Are we going to allow McMansions in an R8 zone.

Bob Sutton - 28 Rosemary Lane - appreciates architecture and design. Be careful about thinking that design is going to make us all get along. We need to be very careful as a group deciding what the community should look at. We need to focus on sustainability.

Don Powers deals with this issue all the time and at the end of the day how important is aesthetics. A sustainable neighborhood is about the neighbors. And the reality is that places that are carefully thought out and built and the places that people most enjoy being are the most loved and maintained and cherished over time. He agrees that the design guidelines are not trying to describe or advocate, they are explaining a pattern that exists now and how to recognize it and hopefully make it happen again.

Nick Robertson – Chair - Affordable Housing Committee – accessory apts. We need the services for affordable housing to house our firemen and other town workers. Accessory apartments are needed. Narragansett Ave. buildings now are nothing like in 1958. He does not think that a specific selected group should make this decision there should be a cooperative relationship with all.

Don Wineberg - 354 Beavertail Rd. He thinks that the favorite places that he visits all have the same sense of architecture, and that it has all to do with form and design. He questioned if there is anything about demolition, it has personally been a concern of his. The opinion is there will be no mandatory reviews until someone comes in and demolishes something.

Mike White – pattern is eclectic on Narragansett Ave.

The Town Planner confirmed the next steps. The Smart Code will be the next step. The Planning Commission creates, reviews and sends to the Town Council with a recommendation for approval. The Town Council holds a public hearing and adopts the Zoning Ordinance. It is enforced by the Zoning Board.

Commissioner Brown stated the most valuable aspect of the Smart Code is getting closer to the goal of simplifying the process.

Don Powers stated that the recommendations in the report are not coming from a personal bias but from the community and the people involved in the process.

Commissioner Girard attended most of the sessions and thanked everyone and the consultants and said they did a great job.

Don Powers thanked Town Planner Lisa Bryer for her involvement and for being an advocate and for being so progressive in Planning.

Commissioner Girard made a motion that was seconded by Commissioner Ventrone to accept the document. So unanimously voted.

#### **IV. Reports – continued from earlier**

1. Town Planner's Report
2. Chairpersons report
3. Town Committees

- a. Harbor – appoint a Planning Commission Liaison

Commissioner Bennett has volunteered for this position. Commissioner Girard makes a motion to appoint Commissioner Bennett to the Harbor Commission and Commissioner Brown seconded the motion. So unanimously voted. Commissioner Bennett reported on the last meeting where the capital budget for harbor was discussed. She also noted that she is a non voting member and does not sit with the Commission at the table.

- b. Fort Getty – they met today with FAST to discuss the sailing school.

- c. Buildings and Facilities – still doing inventory of Town Buildings

4. Others

Wind Energy Committee - the RFQ that went out produced 6 proposals and they are interviewing 3 of the applicants.

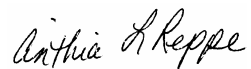
5. Sub Committee

**VI. New Business – nothing at this time**

Commissioner Bennett wants a discussion of the groundwater study proposal that the town council has already said they are not funding. Commissioner Swistak wants to know, “what is the goal of putting this on a future agenda, what exactly are you looking for?” The chair asked for a show of hands as to which members want it on the next agenda. It was tied three to three. The Chair indicated that this issue may be placed on an agenda in the future when there is time.

A motion to adjourn at 9:35 p.m. was made by Commissioner Holland and seconded by Commissioner Ventrone. So unanimously voted.

Attest:



Cynthia L Reppe  
Planning Assistant

*This meeting was digitally recorded*