

PLANNING COMMISSION MINUTES

June 18, 2008

7:30 PM

Jamestown Town Hall

The meeting was called to order at 7:30 p.m. and the following members were present:

Gary Girard Barry Holland
Richard Ventrone Michael Swistak
Alexandra Nickol Nancy Bennett

Not present: Jean Brown

Also present:

Lisa Bryer, AICP – Town Planner
Cynthia Reppe – Planning Assistant
Bob Sutton

I. Approval of Minutes June 4th, 2008

A motion was made to approve the minutes as amended by Commissioner Swistak and seconded by Commissioner Holland.

Page 5, middle of page, 3rd paragraph to # 1 add Bayview Drive walking Access from Taylor Point to Conanicus Ave.

2 Consider change in roof color from ~~grey to green~~ green to charcoal grey or neutral color

So unanimously voted:

Gary Girard - Aye Barry Holland - Aye
Richard Ventrone - Aye Michael Swistak - Aye
Alexandra Nickol - Aye Nancy Bennett – Aye

II. Correspondence

1. CRMC – RI Assent – M. 4 Enterprises LLC c/o Edward Miccolis, 370 Love Lane, Warwick, RI 02818; to construct and maintain a residential boating facility to consist of a 4' x 171.7' fixed pier with a 4' x 20' fixed terminal access landing which extends to 71.7 ft beyond MLW located at 245 Seaside Dr., Plat 15 Lot 202 Jamestown, RI. Noted
2. FYI – Letter to Mr. & Mrs. Michael Dutton. Received

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

IV. Reports

1. Town Planner's Report
2. Chairpersons report
3. Town Committees
 - a. Harbor – Commissioner Bennett reported the Harbor Commission voted to make recommendations to the wood pile pier. Barbara Patterson Dutch Harbor Boat Yard asked for an increase in moorings. They suggested she follow proper procedures.
 - b. Fort Getty

- c. Buildings and Facilities
- d. Others
- 4. Sub Committees
 - Tree Committee report from Commissioner Bennett, the Tree Preservation Protection Committee approved the planting plan for the Highway Garage.

The Planning Commission decided to take New Business before Old Business.

VI. New Business

1. Jamestown Subdivision Regulations, Private Roads

Bob Sutton as a private citizen discussed a letter he sent to the Planning Commission regarding Public vs. Private Roads.

Commissioner Girard opened up the discussion for questions. He also commented that any changes would be handled as an amendment to the Subdivision Regulations. The Planning Commission discussed addressing any potential changes in this regard at a later date but agreed that they understood the issue being presented. There was no consensus on future changes.

The Planning Commission moved to the smaller multi purpose room for a round table discussion on the Zoning Ordinance. The public meeting continued in that room.

V. Old Business

1. Jamestown Zoning Ordinance Update – Jamestown Village Special Development District - Discussion

Town Planner Lisa Bryer handed out 4 comparison sheets of recently approved Development Plans. The sheets compared what was approved with the current Zoning Ordinance requirements and the proposed Jamestown Village Special Development District Smart Code requirements. A discussion ensued between the Planner, Sandy Sorlein one of the team, Commission members, and the audience. The Planner began by going over the sheet for Village Hearth Bakery.

Commissioner Bennett stated during the first page of review that although she was not able to attend the Charrette, she read that the majority of those that attended said they like the Village the way it is with exception of the Bank and Gas Station.

It was noted by the Planner that our consultant noted that in order to maintain what we have and make future development consistent that we need amendments to our Zoning Ordinance because we are not well protected in that regard.

A discussion ensued regarding what the setback maximum should be in the T5 District. Commissioner Bennett felt that the 12 feet listed was too small and that it would not allow a Slice of Heaven type restaurant to occur in the future. The Chair took a poll. The Commission wants to keep it as listed currently at 0' minimum and 12' maximum.

The difference between a porch and a deck needs to be defined because we have a provision in the SmartCode that encourages porches by allowing them in 50% of the front setback and we need to

be specific about what we want in that regard. Another change to be made would be to decide where a Restaurant fits, is it considered retail or office or should we have a separate category. Commissioner Swistak noted that we need to take a look at the transition areas of the village. That was one of our intentions.

Commissioner Bennett would like to look at North Main Road as a separate district but the other Commissioners did not agree.

Resident and Realtor Bob Bailey said that this code has been expanded into areas that were not part of the discussion at the Charrette. The Planner noted that the boundary of this SmartCode was identical to all the maps that were used and presented at the Charrette. It has always been in the Village and encompassed the commercial districts to the R-20, or essentially from Hamilton Avenue to the Golf Course. This has not changed.

Commissioner Bennett commented that she would like to have Stew Sanderson, a property owner on Narragansett Avenue, continue coming to the meetings.

This discussion will be continued at the July 2nd meeting.

A motion to adjourn was made by Commissioner Holland and seconded by Commissioner Ventrone at 9:30 p.m. So unanimously voted.

Attest:



Cynthia Reppe
Planning Assistant

This meeting was digitally recorded