

PLANNING COMMISSION MINUTES

July 2nd, 2008

7:30 PM

Jamestown Town Hall

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

Gary Girard Michael Swistak
Barry Holland Alexandra Nickol
Nancy Bennett

Not Present:

Jean Brown
Richard Ventrone

Also present:

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

I. Approval of Minutes June 18th, 2008

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

Page 1 – last paragraph under Harbor – Commissioner Bennett reported the Harbor Commission voted to make recommendations to the **Town Council concerning** the wood pile pier. They suggested she follow ~~proper~~ **the** procedures **outlined in the Harbor Management Plan.**

Page 3 – second paragraph, Commissioner Bennett would like to look at North Main Road as a separate district **to see if the proposed setback of 24 ft maximum was to stringent** but the other commissioners did not agree.

Paragraph 3, second to the last sentence add, or essentially from Hamilton Avenue to the Golf Course, **excluding the Commercial Water Front Districts and Downtown Condominiums.**

Paragraph 4, Commissioner Bennett commented that she would like to have **all concerned citizens** ~~Stew Sanderson, a property owner on Narragansett Ave.~~ continue coming to the meetings.

II. Correspondence

1. CRMC – Raymond Iannetta – 1219 North Main Rd., Jamestown, RI 02835; assent to construct and install a (#16,000) boat lift system on an existing residential dock. The proposed boat lift located within 25 feet of property line as extended although, the affected abutter has signed off Plat 3 Lot 545. Noted
2. CRMC – Mark A. Bard, 125 King Tom Dr. Charlestown, RI 02813; Cease and Desist Order for clearing of vegetation within 200 feet of a coastal feature from property located at Plat 12 Lot 87 Clarkes Village Rd., Jamestown, RI without benefit of an assent. Received
3. CRMC – Jean-Guy Schilling – PO Box 77, Jamestown, RI 02835; Cease and Desist Order for installation of a float to your dock located at Plat 4, Lot 123, 376 East Shore Rd. Jamestown, RI without benefit of an assent. Received

Planning Commission Minutes

July 2, 2008

Page 2

4. CRMC – Eastward Vista, LLC, c/o Jonathan Nelson, Providence Equity Partners, I, 50 Kennedy Plaza, 18th Fl, Providence, RI 02903; Cease and Desist Order for installation of a float to your dock located at Plat 4, Lot 33, 368 East Shore Rd. Jamestown, RI without benefit of an assent. Received
5. DEM – Claudia Villamizar, PO Box 7352, Kensington, Ct. 06037; Insignificant Alteration Permit located approximately 30 ft. south of Dory St., and approximately 70 ft. west of the intersection of Dory St. and Beacon Ave., Utility Pole no. 4, Assessor’s Plat 3, Lot 153, Jamestown, RI. Received
6. FYI – Letter to Mike Evans – 1 yr extension of final approval. Received
7. FYI – Letter to Environmental Packaging International – recommendation to Zoning Board. Received
8. FYI – Memo to Zoning Board – Development Plan Review – Village Hearth Bakery. Received
9. FYI – Administrative Subdivision Approval – Garret & Casey Roberts, James & Cecelia Rappaport. Received

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

IV. Reports

1. Town Planner’s Report

Town Planner Lisa Bryer reported she received a copy of the pattern book from Don Powers, he will be sending this to her digitally so we can make copies and distribute this to the Planning Commission.

2. Chairpersons report

3. Town Committees

- a. Harbor
- b. Fort Getty
- c. Buildings and Facilities
- d. Others

4. Sub Committees

V. Old Business

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

A discussion ensued regarding the differences between T-4 and T-5 Zoning Districts and the relation to CD and CL. There are similarities between CD and T-5 but it is not an exact comparison. A comment was posed regarding property that is currently zoned CD and changing it to T-4 if it would be grandfathered as far as the development rights. If it is currently developed than what is there is grandfathered but the new zone would be in effect.

Nick Robertson - 35 Narragansett Ave. he wants his lot to remain in the CD district since he has been paying taxes on the property all these years. Nick Robertson feels the property owners should be notified initially from the onset. Why does the Planning Commission want to do this without checking with the owners he asked? His property will be considered T-5 with the proposed zoning changes.

Commissioner Bennett stated, “should we begin to structure our meetings to say that we will be discussing say T4 one night or T5.” Can we organize it this way. Commissioner Girard asked Lisa Bryer if it can be put in the paper. She noted that the Jamestown Press has done a great job keeping this in the news with weekly articles in the paper and that a front page story would really help to notify residents of the process. The agenda is currently available at the Town Hall, Police Station and Library. It is also posted on the Town website at:

<http://www.jamestownri.net/plan/planning.html>

Mary Meagher said if it is listed on the agenda the areas we will be discussing that might be helpful for people.

The majority of all the people in attendance would like to see the map published in different colors which the office will work on.

Jack Brittain asked a question about building height which is currently 35 feet. He also asked about the value difference between T-4 and T-5 if there is one.

The Trees and Landscaping should be addressed in the Design guidelines instead of code said Commissioner Swistak. Town Planner Lisa Bryer disagreed with the current zoning proposal regarding trees, she thinks having trees in the front is desirable. It should say street trees or shade trees which needs to be defined. There is a list from the Tree Committee that notes the trees that are desirable to use. Commissioner Bennett thinks that list should be looked at again and updated. Jack Brittain commented that if you plant so many trees in front of your property, the beautiful building will be covered up when they reach maturity.

The Planning Commission discussed the reduction of parking requirements and Lisa Bryer will look at the parking requirements with consultant Sandy Sorlein and present it to the Planning Commission.

Commissioner Nickol suggested talking to the tax assessor regarding changing the zoning and how that could affect appraisal value.

The following information might be helpful for future discussion. Clarify the colors on the map, and which lots are on Narragansett Ave. and which lots constitute transitional areas. Comparison of CD and T-4 would be valuable for discussion. The Planner asked the Planning Commission to look at pages 12 to 21; there are a lot of details in the verbiage that relate to lot development that is not on the comparison chart itself. Do we want to discuss changing the name from T's back to CD and CL; the consensus was no. Commissioner Bennett wants to look again at the setback issue in the T-5 district on Narragansett Ave. Provide all of the setback dimensions for the Narragansett Ave. buildings for comparison.

VI. New Business – nothing at this time

A motion to adjourn at 9:15 p.m. was made by Commissioner Holland and seconded by Commissioner Girard. So unanimously voted.

Attest:



Cynthia L. Reppe

This meeting was digitally recorded