

PLANNING COMMISSION MINUTES

July 16, 2008

7:30 PM

Jamestown Town Hall

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

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|---------------|------------------|
| Gary Girard | Michael Swistak |
| Jean Brown | Richard Ventrone |
| Nancy Bennett | Alexandra Nickol |

Not Present:

Barry Holland

Also present:

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

I. Approval of Minutes July 2, 2008

A motion was made by Commissioner Swistak and seconded by Commissioner Girard to accept the minutes as written. So unanimously voted. Commissioners Ventrone and Brown Abstain.

II. Correspondence – nothing at this time

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

IV. Reports

1. Town Planner's Report – Chair notified by Town Clerk about the Open Meetings Summit at Roger Williams University Law School on Friday August 1st, 2008 from 8:30-12:30.
2. Chairpersons report – Commissioner Girard reminded the Planning Commissioners that if you will be gone on vacation please let either himself or the office know.
3. Town Committees
 - a. Harbor
 - b. Fort Getty
 - c. Buildings and Facility – they will be meeting on July 30th, 2008
 - d. Others
4. Sub Committees

V. Old Business

1. John A. Hayes -- Zoning Ordinance Section 314 Sub District A Review High Groundwater Table and Impervious Layer Overlay District and Request for Variance to Section 308 – Setback to Freshwater Wetlands - Plat 16 Lot 15, Bark and Seaside Dr. – Recommendation to Zoning Board – **continued until further notice**
2. Jamestown Zoning Ordinance Update – Jamestown Village Special Development District – Discussion – Continued

Town Planner Lisa Bryer reported, she gave a copy of the document to Jim Rugh the chair of the Tree Committee for his review and comments regarding the landscaping. She will discuss his comments as they come up throughout the ordinance.

Commissioner Bennett asked if the transects should be defined in the document. Yes, they should be defined and the Town Planner do this.

Commissioner Swistak asked Ms. Bryer if she makes the appointments to the TRC, (Technical Review Committee). No she said, it is a standing body that consists of The Building Official, Town Engineer, Town Planner and an Architect consultant as needed; also each month a rotating duty member of the Planning Commission. A discussion ensued about when and what triggers a review by Planning Commission vs. TRC. That has not been determined yet. Any appeals to the TRC's decision would automatically go before to the Planning Commission for review.

Affordable housing will be expanded on by Town Planner Lisa Bryer and she wants to address this at an upcoming meeting. A discussion regarding density as an incentive as was recommended by the consultant. We will define what that is and what it includes. It should be done on a case by case basis stated Commissioner Nickol instead of a standard 25%.

In Section 82-1105 of the Zoning Ordinance for pre existing buildings – If less than a 50 % change it should be reviewed internally.

Commissioner Ventrone stated he thinks sign regulations need to be looked at.

Commissioner Ventrone wants parking requirements done away with all together. “It limits what one can do on the lots for businesses”, he stated. Ms. Bryer disagrees with that statement, stating that Jamestown benefits by having many essential services along our main business corridor, Narragansett Avenue. Services like the hair salons, dry cleaner, pharmacy, hardware store etc. would suffer without easily accessible parking. Removing parking requirements has the unintended consequence of also allowing bigger buildings, which increase parking needs. We need to think about what we want our commercial district to be 20 years from now, now just right now. I would caution against removing all parking requirements in the T-4 and T-5 district because it has the absolute potential to change the complexion of the type of services downtown. Town Planner Lisa Bryer said that we may want to look at the core retail district for a reduction in parking requirements because they are limited now by building size and lot size.

Commissioner Ventrone likes having requirements for the alignment and positioning of houses within T-3 and T-3E residential zones. This is infringing on people's rights commented Commissioners Swistak and Bennett. This has not been a problem before but if this is worded into the document it may become a problem. Commissioner Girard asked for a show of hands to

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remove this requirement from the rough draft in T-3 and T-3 E zones, by a majority vote of 4-1 it will be removed.

A few things for discussion at the next meeting are:

Parking

Table 8 and building placement

Buildings of Value

3. Jamestown Vision Pattern Book and Design Guidelines – By Don Powers Architects – transmittal to Planning Commission

Commissioner Brown noted that the original intent of the Design Guidelines was for businesses and not homes. Bryer agreed that this was the original intent.

Local business owner Jack Brittain stated that if this design guideline had been available at the time of his project it would have saved him time and his advice would be to use it because it may make the project move quicker and easier. He thinks the residents and business owners will respond in a positive way to the guidelines.

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

Attest:



Cynthia Reppe
Planning Assistant

This meeting was digitally recorded