

PLANNING COMMISSION MINUTES

August 6, 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
Richard Ventrone	Jean Brown
Nancy Bennett	Alexandra Nickol

Not present:
Barry Holland

Also present:
Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Assistant
Jack Brittain
Bill Munger

I. Approval of Minutes July 16, 2008

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

Page 2 – 4th paragraph, second sentence; A discussion **followed** regarding density as an

Page 2 – 5th paragraph, 8th sentence; We need to think about what we want our commercial district to be 20 years from now, ~~now~~ **not** just right now.

II. Correspondence

1. CRMC – Residential Assent – Bernard Maceroni, 54 Taylor Dr., East Providence, RI – to construct and maintain – install 1200 pound tender boat lift on existing residential boating facility at 596 East Shore Rd. Plat 2, Lot 70. Noted
2. RIDEM – Public Notice of Proposed Permit Actions (RIPDES) – regulates discharges into the waters of the state under Chapter 46-12 of the RI General Laws of 1956, As Amended. Received
3. FYI – Letter to Zoning Board Chair from Gary Girard Re: VP Enterprises Appeal. Received
4. FYI – Memo to Zoning Board from Attorney Palumbo asking for a continuance of Appeal of VP Enterprises. 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
 - 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

Town Planner Lisa Bryer went over items in her report. The map has been redone on the Town GIS system and now uses more distinguishable colors as requested by the Commission, although McQuades and the 2 lots on the corner of West St. should be T5 instead of Public and the Library is Public. Some amendments have been made to the T-4 and T-5 interface. The Commission previously discussed how T-4 should provide a buffer from T-5 to the T-3 residential districts. At some point the Planning Commission should finalize that boundary between T-4 and T-5.

Commissioner Bennett commented that she is not able to make a decision on what is T-5 until she finds out what the maximum coverage is on the lots. She has questions about the map.

Town Planner Lisa Bryer went over some of the points of her report. A question at a previous meeting brought up the subject of attics. She discussed this with our consultants and they all agreed that there was no intent to prohibit use of attics and they should be permitted for use as ancillary to the use on the level below. The explanation regarding assessments is understood.

A discussion ensued regarding comparisons between the T's and CD and CL districts. A comparison chart was provided in the packet.

Commissioner Bennett wants to look at the 70% lot coverage, which is just building coverage, not total impervious cover. She thinks it is too much for our village. Commissioner Ventrone said the 70% coverage where the Hardware Store and Simpatico is looks close and compact and he likes the way it looks. He does not think that the waterfront should be 70% he likes the openness the way it is right now. He likes the way Narragansett Ave. looks until you get to the area where the bank and gas station are.

There are significant increases in building lot coverage proposed for both of the T-4 and T-5 districts. If we are going to entertain this in these areas as far as intensifying, we need to look at the boundaries and be realistic. Commissioner Girard is less concerned about the density. Parking will be a controlling factor in terms of how much building is permitted. Commissioner Swistak stated that as the T5 (real estate) becomes more valuable we need to give more incentive to the business owner; maximize dollars per sq. ft. for retail office and restaurant.

Commissioner Bennett made one more comment on the building lot coverage now proposed; she is concerned with the aggressiveness on both of these fronts. The 50% for T4 is opening those areas up for being as commercialized as downtown; it is as intense as our current CD (Commercial Downtown) District. Everyone should take the map and drive or walk around downtown to really see what it means suggested Commissioner Girard.

Jack Brittain said that all the owners of the CL and CD district need to be notified because they have no clue as to what is going on with the zoning changes. The Charrette discussed the design of the buildings and how everyone is happy with how things are now, but not changing the zoning districts. Commissioner Girard said what if we have a map published in the paper, would that bring people in for the meeting?

Town Planner Lisa Bryer stated that there will be a lot of public input before this process is over. We are now reviewing and changing a proposal by our consultants. She would like the Planning Commission to get through the first draft and make some decisions on what they agree on before they do any kind of more intensive mailing. These are public meetings and the public is invited, but I think it will help you to understand what you are putting forth. Commissioner Ventrone agrees. Let's look it over and make some preliminary decisions and then advertise it in the paper. Commissioner Bennett thinks the people ought to know that we are discussing this now. We are spending a lot of time trying to do this lets get it done and get everyone involved now. You are not making iron clad decisions right now, just making proposals. Let's define what is allowed in T4 and T5 and discuss the parking now then look at the boundaries suggested Commissioner Girard. Commissioner Ventrone said we at least need to have a basic idea and then present it. How many would like to crystallize in their minds what they want first. All agreed but Commissioner Bennett.

Commissioner Nickol asked if we can agree on the parking tonight? Let's try to work on this one page and say what we do and don't agree on. A discussion ensued regarding Table 6. The Planning Commission agreed that the T-4 and t-5 four corners areas should have parking at 5 spaces/1000 square feet and that the restaurant parking requirement should be reduced in the T-5 village area to 7 or 8 spaces/1000. Commissioner Swistak would like to see some requirements for Civic Uses and feels they should ask for them instead of it just being assumed. How many think it should be asked for? 3 against 3. Leave what is in the old zoning. The residential category in T-4 should have 2 spaces required for single family and 1.5/dwelling for multi-family. Also should add on to table 6 Manufacturing and Industrial, non-manufacturing. Shared parking will be looked at again.

2. Manning Major Subdivision, Upland Farm - Cedar Lane – Partial release of Bond

The applicant has asked for \$57,028.00 to be released from the current bond, Lisa Bryer and Michael Gray looked at the project, and Northeast Engineers are satisfied with the improvements, she is recommending a partial release. Commissioner Girard made a motion that was seconded by Commissioner Ventrone to recommend a Partial release of Bond for \$57,028.00. So voted:

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

VI. New Business – nothing at this time

A Motion to adjourn at 9:22 p.m. was made by Commissioner Ventrone and seconded by Commissioner Swistak. So unanimously voted.

Attest:



Cynthia L. Reppe
Planning Assistant

This meeting was digitally recorded