

Approved As Amended 12-16-09
PLANNING COMMISSION MINUTES
December 2, 2009
7:30 PM
Jamestown Town Hall
93 Narragansett Ave.

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

Gary Girard Duncan Pendlebury
Michael Smith Michael Swistak
Richard Ventrone

Not present:

Nancy Bennett – arrived at 8:35 p.m.
Barry Holland

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Asst.
Paul Andrews

I. Approval of Minutes November 18, 2009

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

Page 3, 1st paragraph - A motion was made by Commissioner Bennett and seconded by Commissioner Girard to forward a recommendation to the Town Council as follows: to add duplex min lot sizes back into table 3-2 for R-20 (40,000 s.f.), R-8 (15,000 s.f.), CL (8,000 s.f.) and CD (5,000 s.f.).

So unanimously voted.

II. Correspondence

III. Citizen's Non Agenda Item

Jamestown resident Sav Rebecchi will be video taping the meetings and putting clips online.

IV. Reports

1. Town Planner's Report
2. Chairpersons report
3. Town Committees
 - a. Harbor – a representative is needed for the Dec 9th meeting. Commissioner Pendlebury or Swistak will attend.
 - b. Fort Getty – they will be meeting tomorrow morning to work on updating the resident survey.
 - c. Buildings and Facilities – they will be meeting December 14th.
 - d. Tree Preservation and Protection

- e. Affordable Housing Committee
 - f. Wind Energy – On Monday Dec 7th the Wind Energy Committee will forward a recommendation on the Wind Energy report to the Town Council.
 - g. North Rd. Bike Path Committee – On Monday Dec 7th the committee will be making a presentation regarding the east west spur of the bike bath.
4. Sub Committees

V. Old Business

1. Clinton Corners – Plat 9, Lot 193 –Appraisal of property by applicant

The Town Planner explained that this subdivision is preparing for final approval and every subdivision either dedicates land for public or recreation purpose or pays a fee in lieu of land dedication. The calculation of the fee is based on a method in the Subdivision Regulations. The fee was **total of \$662,771.00** which is Fair Market Value per acre **based on the subdivision Regulation methodology**. If the applicant does not agree with the fee they have the option of preparing their own appraisal. She and Tax Assessor Ken Gray reviewed the appraisal that was done by the appraiser for Clinton Corners, Paul Andrews’ appraiser. In 2009 the average sales price of homes has been running at 100% of assessed value. Mr. Andrews’ appraisal is \$325,000 per acre. Ken Gray said the assessment is \$423,022 for the land. The house on the property is assessed at \$223,800. The sales price for the property was \$575,000. Mr Andrews is suggesting a value of \$374,000. The planning commission has the authority to adjust the number.

Paul Andrews - 5 Alden Rd. Jamestown, is representing Mt Lott who is the sole owner; his daughter. He owned a 5 office real estate company in New Jersey. He also did fee appraisals for 30 years. Lisa Bryer and Ken Gray have been very helpful. He presented his calculation. He had discussions today with Ken Gray and Lisa Bryer who understand Mr. Andrew’s rational. Lisa Bryer does not think it is an unreasonable number. Commissioner Smith asked “do you have the right to build 4 units?” Yes he does.

A motion was made by Commissioner Smith and seconded by Commissioner Girard who proposed using \$400,000 as the cost per acre in the Fee-in-lieu-of calculation.

Commissioner Ventrone thinks the number should be more than 400,000. Commissioner Smith said in the interest of justice and him being able to build 4 units he thinks this is a fair compromise. Commissioner Girard said this land has much value to it, and Commissioner Pendlebury agrees. So voted:

- | | |
|------------------------|-------------------------|
| Gary Girard - Aye | Duncan Pendlebury - Aye |
| Michael Smith - Aye | Michael Swistak - Aye |
| Richard Ventrone - Aye | |

2. Zoning Ordinance Amendment related to Duplex/Multi Family Dwelling

Town Planner Lisa Bryer looked at the recommendations related to duplex and Multi family dwellings, now they are looking at minimum lot square footages for multi family dwellings. At this time she is going to recommend going back to the square footages in the previous ordinance. She recommended too continue this discussion until the next meeting. A motion was made by

Commissioner Girard and seconded by Commissioner Ventrone to continue this issue until the next meeting. So unanimously voted.

VI. New Business

1. Comprehensive Plan Survey - Discussion

Commissioner Bennett arrived at 8:35 p.m.

Town Planner Lisa Bryer said many things have changed since the last survey so instead of amending the survey we did last time she recommends brainstorming the relevant new issues and coming up with new questions related to those issues and also using the pertinent questions from the last survey.

Lisa Bryer led an interactive discussion with ideas and input on potential survey questions in the Comprehensive Plan update. We will continue this discussion at the next work session.

A motion to adjourn at 9:44 p.m. was made by Commissioner Girard and seconded by Commissioner Bennett. So unanimously voted.

Attest:



Cinthia L Reppe
Planning Assistant

This meeting was digitally recorded