

Approved As Amended 3-2-11  
PLANNING COMMISSION MINUTES  
February 16, 2011  
**7:30 PM**  
**Jamestown Town Hall**  
**93 Narragansett Ave.**

The meeting was called to order at 7:32 p.m. and the following members were present:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright	Michael Jacquard
Susan Little	Michael Smith

Not present: Richard Lynn

Also present:

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

### **I. Approval of Minutes January 19, 2011**

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

Page 2 – 2<sup>nd</sup> paragraph

The information provided includes minutes from the December 13, 2010 **town council** meeting,

Page 2 - 3<sup>rd</sup> paragraph

Jamestown Record's Sav Rebechhi said he attended the council meeting last night **Jan. 18** and

Page 2 – 4<sup>th</sup> paragraph

Zoning Ordinance which gives the applicant standards and the zoning board can then say they have adequately addressed ~~it~~ **them** or not.

Page 2 – 5<sup>th</sup> paragraph

The Town Planner indicated that previously we had **a** hearing for 2 elements per night with a general synopsis in the paper or ~~they~~ **citizens** can pick

Page 3 – 1<sup>st</sup> paragraph

Commissioner Enright does not want the trees cut down and she agrees with the Town Planner that there is no need for ~~it~~ **the street** to be wider.

So unanimously voted.

### **II. Correspondence**

1. FYI – Memo to Town Council from Planning Commission re: Wind Turbine moratorium. Received
2. CRMC – Preliminary Determination – Mark Goerner – West Passage Narragansett Bay – 95A Howland Ave, Jamestown, RI 02835; Proposal – A 4.8 acre oyster aquaculture farm using suspended culture technique. Received

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

### **IV. Reports**

1. Town Planner's Report –Town Planner Lisa Bryer welcomed new Planning Commissioner Michael Jacquard who replaced Daniel Lilly on the board. Councilor Bill Murphy had accessory apartments put on the town council agenda for discussion and would like the Planning Commission to address the issue. Town Planner Lisa Bryer discussed the issue with Councilor Murphy and informed him that we added a provision to allow accessory apartments as “affordable housing” in the zoning update in the 2009 amendments. Councilor Murphy said that he would look into this and get back to her as to whether he wants the Planning Commission to further look into this. The points for allowing accessory apartments as only affordable housing included several reasons, one, it is a much cheaper and easier way to attain the 10% affordable housing goal mandated by the state, second, if we allow them by right then there will be no incentive to create them as “affordable housing” and third, allowing them by right all over the island could significantly increase our population, therefore our water usage and impact our safe yield of potable well and public water supplies. Before she puts this on a future agenda she is waiting to hear back from Councilor Murphy.

The Town Council had a workshop last night February 15<sup>th</sup> with the Narragansett Indian tribe regarding Safe routes to school. This was a very productive meeting; council is considering an ordinance regulating construction within proximity to burial grounds.

Sav Rebecchi from the Jamestown Record said in regards to accessory apartments in 2008 legislation was passed that allowed in- law apartments ~~within clarification that they were if~~ **they are handicapped.** ~~officially handicap people are allowed to have accessory apts.~~

Commissioner Pendlebury asked about the moratorium memo that the planning commission sent to the town council. Town Planner Lisa Bryer said they accepted it. Town Administrator Bruce Keiser is sitting on a state committee that is now researching the criteria for wind turbines.

2. Chairpersons report
3. Town Committees
  - a. Harbor – scheduled public hearing for Tuesday Feb 22<sup>nd</sup> at the regular scheduled town council meeting.
  - b. Buildings and Facilities – continuing developing a report for golf course club house and will need a structural survey as part of the report.
  - c. Affordable Housing Committee
  - d. North Rd. Bike Path Committee
4. Sub Committees

## PUBLIC HEARING

Stephen Evangelista – 4 lot Subdivision with waivers and variances requested for frontage and access–Plat 4 Lots 9 & 37 – East Shore Rd. –  
Master Plan/Preliminary Review – **Continued to March 2, 2011**

The Town Planner gave the board an update of what is happening with this application from a staff perspective. The applicant is looking right now at a few significant changes according to Mr. Darveau, 3 lot instead of 4 lot subdivision and a public road scenario which would service 2 lots. If on March 2<sup>nd</sup> they are not ready to go forward then they should either withdraw the

application or close the hearing and re-advertise when ready, suggested Ms. Bryer. Hearing was continued until March 2, 2011.

## V. Old Business

### 1. Comprehensive Community Plan Discussion – Economic Development Section

Commission Chair Michael Swistak said he received an email that was sent by Commissioner Lynn regarding the 2010 Community survey. Commissioner Lynn He stated he is still opposed to the survey results being used in the comprehensive plan. He thought we said we were going to take them out and not include in future sections. Commissioner Lynn is attending an LNG meeting and will not be attending tonight's planning meeting which is why he sent an email.

It was noted by Chair Swistak that at the November 3 meeting a Motion was made by Commissioner Swistak and seconded by Commissioner Pendlebury "to accept the 2010 Jamestown Community Survey as an integral planning tool for development of the 5 year update of the Comprehensive Community Plan". It was a unanimous vote. As also discussed at the November 3 meeting we will have a separate section, as we do now, in the Comp Plan that discusses the survey, the respondent profile and the results. We voted to accept the survey as valid and will use it. Commissioner Enright said her recollection was that we would be careful, she also said it is a valid survey and any survey can be skewed. Commissioner Pendlebury restated as he has done previously that the survey went out to a large group of people and a smaller group responded; that is out of our control. Commissioner Pendlebury does not disagree with Commissioner Lynn completely and suggested that it be put in a prologue to explain the survey as we have now as a separate section of the Plan towards the end. There is a section in the Comprehensive Community plan starting on page 241 that addresses survey profile and conclusion, return rate, Etc, if we want to change the location of where this appears we can. Commissioner Pendlebury suggested we refer to a page number in the preamble that will explain the survey results. Commissioner Smith said in the 98 survey it was a 31 percent return rate, it was mailed to the residents and property owners in 98.

No forum that we have ever had has had 500 people from Jamestown in attendance. It is an opinion survey. Commissioner Little does not disagree with Commissioner Lynn but she thinks it is disappointing that only 525 people responded to the survey and that perhaps there was a different way that we could have gotten a better response rate; in the future we need to look at this for future surveys.

Commissioner Swistak suggested changes to first paragraph of this section and gave ideas to Lisa to update.

The Planning Commission and the town planner went page by page through this section and made a few minor changes that will be updated.

## VI. New Business

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

Attest:

  
Cynthia L Reppe

This meeting was digitally recorded