

Approved As Written
PLANNING COMMISSION MINUTES
March 5, 2014
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:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary	Mick Cochran
Michael Jacquard	Bernie Pfeiffer

Not present - Michael Smith

Also present:

Lisa Bryer, AICP – Town Planner
Cynthia Reppe – Planning Assistant
Wyatt Brochu – Town Solicitor

Approval of Minutes February 19, 2013

A motion was made by Commissioner Enright and seconded by Commissioner Cochran to accept the minutes as amended:

Page 2 - Town Planner Lisa Bryer told the Planning Commission that ~~aside from new Commissioner Pfeiffer~~ Housing is the only section of the Comprehensive Community Plan the Planning Commission has not reviewed since the state made suggestions and changes.

Page 3 - Commissioner Enright noted that we should set up a fund like Warren did.

So unanimously voted.

I. Correspondence – nothing at this time

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

III. Reports

1. Town Planner’s Report
2. Chairpersons report
3. Town Committees
4. Sub Committees

IV. Old Business

1. Comprehensive Plan – 2014 Update – This item was discussed after Historic Preservation.
 1. Final Review of Housing Element

The Planning Commission discussed the housing element text and action table and made minor revisions to both.

A motion was made by Chair Swistak to accept the Comprehensive Plan Housing Element and Action Plan as amended for inclusion into the final draft Comprehensive Plan. Second by Commissioner Pendlebury. All in favor.

2. Forward document to the Town Council with recommendation for Public Hearing

A motion was made by Chair Swistak to forward the Draft update of the Comprehensive Community Plan to the Town Council for review and Public Hearing. Second by Commissioner Cochran. All in favor.

2. Historic Preservation – Continued Discussion

Town Planner Lisa Bryer her Memo with the Planning Commission and a discussion ensued regarding Historic Districts and Buildings of Value. They would essentially be implemented in a similar fashion, just different terminology.

Where do we regulate? Commissioner Pfeiffer said what do the current owners have to say about the buildings they live in? The Commission agreed that the properties/landscapes/structures have to be identified first. Enright also feels the building itself may not be a contributing structure but we have to define building of value and she would rather use the term a contributing structure. Put an age limit on it.

Are we in agreement that we want to protect buildings from Beavertail to 138 Cedar to Conanicut Park and across Eldred Ave.? Pfeiffer said there are some Buildings of Value along East Shore Rd., Carr Lane, and Windmill Hill too. It was noted by the Chair that there can be structures outside of districts too.

Commissioner Pendlebury said people are reacting to the preservation of the character. What we need to protect is the character. There are some structures in the Dumplings that certainly contribute to the character of the town.

Commissioner Swistak asked “what is the significance of setting boundaries and creating districts?”

Farm views are another issue, the farm views are protected. There are management plans that protect the farms the Planner noted.

Kate Smith Spanker St. – she commends the Planning Commission for this. She lives in the Shores and even there, some houses are being torn down. She thinks it is a shame. The houses being torn down are being re-built and everything looks the same. She thinks biting off too much at first is not the best idea. Even a non-contributing structure it is still part of the fabric of the neighborhood, part of the character.

Betty Hubbard – agrees with Kate. You have already had some good ideas here. She spends a lot of time in Stowe Vermont a lot and there are over 100 houses there that are part of a

formed district. Start with a small district Kate says and let the community get involved and used to the idea.

Sav Rebecchi – Sail St. – owned a business in Cranston for 10 years and lived there, he thinks that this is not Cranston. He lives in the shores and much of it is over 50 years old and he does not want to be regulated and does not want his neighbors regulated either. How much do you want to bite off and chew he asked the commission?

Commissioner Swistak said we are not treating everyone the same. Unless you declare the whole island a historic district. Commissioner Pendlebury thinks the buildings need to be identified. A number of the structures within these huge districts and not contributing factors. Pendlebury thinks most important is preserving the character of the Island. We either box this in or answer the question where do we regulate or not regulate at all.

Where do you want to be able to apply recommendations? All over or boundaries?

Swistak – all over the island – structures on a case by case basis

Jacquard – all over the island – structures on a case by case basis

Pfieffer – limited district - designate individual properties and that the current owner has say in

Cochran – structures all over the island, regulated tear downs

Enright – all over the island – specific structures

Pendlebury – enable preservation of the buildings and agrees in part with rosemary, smaller and could be located in several parts of the town, contextual common sense.

Jacquard asked Solicitor Brochu a question regarding legality of historic districts vs. buildings of value? Brochu believes that a state enabled historic district is stronger than the language related to buildings of value.

The Chair asked the Commission “How far do we take regulation?” Their responses were discussed.

- Demolition, review whatever structure can be re-built?
- Color of the house is off the table as well as the inside of house is too.
- Enright windows are a big issue. Pendlebury agrees.
- Streetscape
- Jacquard stick to the visual aspect trying to maintain the character
- Windows are important
- Cochran evaluate what the vistas are
- Visual integrity on all 4 sides on significant historic structures.
- Enclosures, such as fences
- Accessory Structures – It matters that they are compatible with the historic house or it could ruin the integrity of the property
- Specimen Trees?
- The Village is important, both commercial and residential character.

They discussed the next meeting and want to talk about the Pattern Book and how it fits with what we are discussing. Also discuss demolition, incentives.

V. New Business – nothing at this time

A motion was made by Smith and seconded by Cochran to adjourn the meeting at 9:55. All in favor. The Planner remembered they need to approve the Comp Plan maps. A motion was made to reconvene the meeting by Swistak and seconded by Pendlebury. All in favor. It was noted for the record that no members of the public were present and so no one left after adjournment.

A motion was made by Swistak to approve the Maps as printed, seconded by Cochran. All in favor.

A motion was made by Enright and seconded by Pfeiffer to adjourn the meeting at 10:00. All in favor.

Attest:

Cynthia L Reppe