

Approved As Amended
PLANNING COMMISSION
MINUTES
January 16, 2019
7:00 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order at 7:00 p.m. and the following members were present:

<u>Michael Swistak – Chair</u>	<u>Duncan Pendlebury – Vice Chair</u>
<u>Rosemary Enright – Secretary</u>	<u>Bernie Pfeiffer</u>
<u>Dana Prestigiacomo</u>	<u>Michael Smith</u>
<u>Mick Cochran</u>	

Also present:

Lisa Bryer, AICP – Town Planner
Wyatt Brochu – Town Solicitor
Nate Kelly – Horsley Witten Consultant

II. Approval of Minutes January 2, 2019; review, discussion and/or action and/or vote
Deferred to next meeting.

III. Correspondence

None reported.

IV. Citizen’s Non-Agenda Item

Charlotte Zarlengo concerned about Jamestown Shores Lots. She said she has been dealing with this issue for 20 years; they are building mansions on every lot and there are driveways being paved all the time that shouldn’t be. She wanted to know what the Planning Commission is doing about this. She would like them protected by easement now and not wait. She discussed the issues in the Jamestown Shores. Lisa indicated that this is being handled by the Town Council. Lisa reviewed the process of protecting the additional 34 Lots. She noted that the lots are not at risk, nor is the town contemplating development of any of the lots currently. The town is simply doing its due diligence prior to placement of a permanent conservation easement.

V. Reports

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

VI. Old Business

1. Zoning Ordinance Update – with Horsley Witten Group representatives; review, discussion and/or action and/or vote

Nate Kelley was here representing Horsley Witten Group to discuss the Zoning Ordinance Update. He presented the changes that were made to the Village District, Article 11. The Planning Commission discussed the distinction between shall, should, and may. They discussed only using shall if absolutely sure it should be applied across the board. Lisa questioned whether the Planning Commission would have authority to grant relief from a “shall” or whether that should go to the Zoning Board of Review. Her intent is to be able to grant that relief. Wyatt Brochu, Town Solicitor will look into that.

The section on nonconformity is worded strangely noted Bryer. It seems that 1102D is in conflict with 1 and 2 below it.

The DPR threshold on parking should include addition of up to 1 space not 15.

The Planning Commission did not want to relax any of the standards today. They would like to have them be more specific with reference to standards.

The difference between outbuilding and back building should be clarified.

The Planning Commission wanted to keep the standard that commercial CD land that abuts residential is strongly encouraged to meet the setbacks of the CL district.

Discussion of glazing standards and they are unrealistic for residential development which is allowed by right. That should be addressed and clarified.

Need a definition of attic.

Eliminate the special requirement related to retail frontages and glazing.

Remove Table 11-2. It is not relevant to our district. But we should ensure that that language like edgeward is not referred to elsewhere in the ordinance.

VII. New Business

Nothing listed.

VIII. Adjournment

Motion to adjourn Rosemary Enright, seconded by Mick Cochran at 9:34. All in favor.