

**Approved As Written**  
**PLANNING COMMISSION MINUTES**  
**April 3, 2019**  
**7:00 PM**  
**Jamestown Town Hall**  
**93 Narragansett Ave.**

**I. Call to Order and Roll Call**

The meeting was called to order at 7:05 p.m. and the following members were present:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary	Mick Cochran
Dana Prestigiacomio	

Absent – Bernd Pfeiffer, Michael Smith

Also present:

Lisa Bryer, AICP – Town Planner  
David Petrarca – Town Solicitor  
Jeff Davis – Horsley Witten Group – Consultant

**II. Approval of Minutes March 20, 2019;** review, discussion and/or action and/or vote  
A motion was made by Commissioner Enright and seconded by Commissioner Pendlebury to accept the minutes as written. So unanimously voted.

**III. Correspondence – nothing at this time**

**IV. Citizen’s Non-Agenda Item – nothing at this time**

**V. Reports**

1. Town Planner’s Report

Lisa Bryer reported that the Jamestown Ad Hoc Art Committee has not made a recommendation on the Whale Tail to the town council. Commissioner Pendlebury reported that there will probably be a relocation in town for the sculpture. He would like to present the locations to the Planning Committee at the next meeting.

The census is looking for volunteers for counters.

Commissioner Enright asked about the next Comprehensive Community Plan, Bryer said it is due in 2025.

Bryer reported the Golf Course Club House was approved by zoning last Tuesday. Swistak asked about the Carr Lane project. Bryer said they will be coming to the Planning Commission as a

Comprehensive Permit application. Swistak asked does it conflict with zoning? That will be part of the density relief they will be asking for.

2. Chairpersons report
3. Town Committees
4. Sub Committees

## VI. Old Business

### **1. Zoning Ordinance Update – Solar, Wind and Definitions - with Horsley Witten Group representatives; review, discussion and/or action and/or vote**

Jeff Davis presented some slides that addressed the amendments related to Solar and Wind. On Solar, the text came from a draft that Town Planner Lisa Bryer started and they used that and the South Kingstown model too. They looked at several ordinances and for wind the state guidance was used because the language is fairly comfortable.

Accessory Solar and Major Solar. Accessory is anything that is roof mounted or ground mounted not exceeding over 5000 feet. Swistak questioned the 20% number? Jeff Davis thinks the State committee went somewhat conservative on this.

Commissioner Pendlebury asked about areas with high groundwater and setbacks with zoning etc. It would have to be compliant with building code. Lisa Bryer figured out how much lot coverage you could have depending on how many sq. ft. your lot is. Jeff will amend it based on that.

The Planning Commission discussed Solar with the consultant and suggested a few changes. Major systems would need to have an overlay zone or it can have standards per zone. Ms. Bryer said she thinks it is fine the way it is.

Farmland was discussed as a major system. Development Standards for Accessory, the Planning Commission needs to decide if they want the TRC to review this. Jeff Davis asked Lisa Bryer what she thinks regarding more review? She thinks it is fine if all standards are met without further review. As it is written it will go to DPR then to Zoning for a variance.

Major – PC DPR to start, Farms of 5 acres or greater (Jeff asked a few questions about this). Major would need approval if more than 40%. 20 foot vegetative buffer. Safety fences.

Public Safety should be approved by Fire Marshall suggested Commissioner Cochran. Lighting should follow the new lighting standards.

Any other comments? If you want to email comments to Lisa she can get them to Jeff unless they want to discuss tonight.

Wind is next. Design standards – he researched and right now the 3 blade design is the most efficient and effective. There are some things coming up on the horizon. Bladeless turbines are in the future. Lighting has to follow our lighting standards and signage. Height we will reduce to nothing over 400 feet. Safety will be changed to Fire Marshall. Special fire equipment needed to get to the top. Setbacks, 1.5 times the height of the building. Should be 3 times the height to the nearest residential or commercial structure. Burden is on the applicant regarding flicker. Noise -

they are proposing no more than a 5 decibel increase to existing levels at the property line. A discussion ensued regarding abandonment.


Any comments you can email to Lisa Bryer and she will get them to me.

**VII. New Business – nothing at this time**

**VIII. Adjournment**

A motion was made by Commissioner Cochran and seconded by Commissioner Enright at 8:35 pm. So unanimously voted.

Attest:

  
Cynthia L. Reppe