

Approved As Amended
PLANNING COMMISSION MINUTES
September 18, 2019
7:00 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

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

Also present:

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

II. Approval of Minutes September 4, 2019; review, discussion and/or action and/or vote

A motion was made by Commissioner Enright and seconded by Commissioner Smith to accept the minutes with the following change:

Page 3, 4th paragraph,

There will be separate wells for each ~~unit~~ **building.**

III. Correspondence

1. FYI – Letter to Richard Dickson – approval DPR. Received

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

V. Old Business

1. Stuart and Anne Sanderson, 70 and 78 Narragansett Avenue, Plat 8, Lots 120 and 121 – Master Plan Review for a Comprehensive Permit for low and moderate income housing per Jamestown Zoning Ordinance 82-1700, a major Land Development Project for 19 units (5 are low to moderate income restricted units) 4 buildings, Special Use Permit for Multi-Family Development Proposal with Special Use Permit & Variances – Review, discussion and /or action and/or vote

- A. The Planning Commission Sitting as the Local Review Board pursuant to RIGL 45-53 Low and Moderate Income Housing Act Master Plan Informational Meeting – Request to Continue until November 20th, 2019 at 7:00 p.m. 93 Narragansett Ave. Council Chambers
- B. Planning Commission Acceptance of Request for an Extension of Review Period for the Master Plan until January 29th, 2020.

A motion was made by Commission Chair Swistak to sit as the local review board Commissioner Enright seconded the motion. All in favor

Town Planner Lisa Bryer said the applicant asked for another continuance due to summer delays with getting everyone together. They are looking seriously at the concerns of the neighbors and they have replaced the affordable housing consultant. She felt it seemed reasonable for the extension of time.

A motion to Continue the application until November 20th, 2019 7pm at 93 Narragansett Ave. in Jamestown was made by Commissioner Swistak and seconded by Commissioner Pfeiffer ~~seconds~~. All in Favor.

Commissioner Swistak asked if there is a time limit for extensions. It is up the Planning Commission and they could then deny the application for lack of information. Commissioner Cochran asked are they going to make changes? They have indicated they will.

A motion to extend the review period until January 29th 2020 was made by Commissioner Swistak and Commissioner Enright seconded. All in Favor.

A motion was made by Commissioner Swistak to close business of the local review board and return to sitting as the Planning Commission. Commissioner Enright seconded the motion. All in Favor.

2. Zoning Ordinance Update

Horsley Witten prepared an updated Table of Contents with the zoning changes in Articles and Sections. We might be able to take and redo some of the numbering in the future. Ms. Bryer wants to give the Planning Commission time to digest this, it is long. Let's talk about some large changes.

Lisa has been going through the draft with Zoning Enforcement Officer Chris Costa and she feels it needs to be gone through completely with Chris Costa.

Article 5 is a new section, this is where HGWTO and Special flood section will go. ~~in Article 5.~~ Section 308 will remain and the state is still working on the wetland changes which, when adopted will nullify our ordinance. Not sure when it will be implemented. DEM is regulating authority not near coast, CRMC near coast. We will keep this section in place with caveat for application that are not ~~there unless~~ authorized and permitted by DEM. The law is already in place the town cannot be stricter than the state. We have to abide by what the state says.

Article 7 DPR explained previously they took all and made into 1 section which includes the TRC process.

Some of the old article numbers have been changed

Article 13 Use conditions discuss uses that have special standards including solar and wind. Section 14, Parking regulations, there were changes made. Section 15 Sign regulations, the definitions of signage now exists in the definition section.

Commissioner Pendlebury thinks that every time he opens a new zoning code from different towns there is pertinent information that should be in the front and organized. Articles 6, 8, 9 should move to front, before definitions or they could be in the back of the book.

Solicitor Wyatt Brochu said in a section after the numbers it should be subsections like A,B,C or numbers to make it more readable.

Discussions ensued regarding making changes to the ordinance. **In** the table **tracing the** of contents columns should **read** ~~be flipped to see~~ both ways.

Ms. Bryer said the next time you will have a strikethrough version. If you have any changes please send them via email. Terminology not the same when talking about solar and wind systems. Needs to be synced with the definitions section. Smith thinks solar and wind should be combined. Renewable energy section would be much better.

Exterior lighting. Neighbors might not like. Should we exclude? Smith said some of the automatic flood lights will go into neighbor's yards. Pendlebury said they can be shaded on the neighbors. In town you do not want lights to be shining onto neighbor's property. 78 Narragansett Ave the lighting should remain on the property. It does not apply to single or 2 family homes. Have it be applicable so just take out sentence for exemptions. Light is measured at the property line. Straw vote for taking it out? Agreed.

Pendlebury said nobody is allowed more than 2 boats on property. There are lots that have boats stored all over their lot. This should be under parking.

Swistak said why should we tell them what they can and can't do on their property. Pendlebury said the purpose of a building code is so everyone in the community can speak up about it. Enforcing the setbacks is where this can be addressed. Bryer said look at use table on page 49 Storage of a boat if you have 3 then it shows you can have more. We do not have a standard at this time. We need to come up with rules. Needs work.

Pfeiffer said there are lots of items in definition sections, but terms residential and commercial that are used in use table are not defined. Lisa Bryer said if something is in the use table it should be defined.

Just remember it is a job never done. As a reminder we have 2 map changes that will require a comp plan amendment too. A map change was also discussed at Reservoir Circle. This is an RR80 district and most of the lots are around 20,000 sq ft. If your lot is less than that you can

follow the setbacks for smaller, we have varied lot sizes all over the Island, she thinks we should add the clause to the RR80 district and you have a lot less than 40K you would follow the R40, Just like we do in the shores. Goal in the area is rural preservation as is Conanicut park.

Short term rentals belong in code of ordinances. Mick Cochran will send a note. Short term vs long term. We do have a definition on page 27 short term rental keep definition for the time being. State building codes are starting to address it. Lisa Bryer said it is all tied in to guest houses and secondary units; what makes it a secondary unit. Newport and Narragansett have gone through this we should look at this. The council did not even approve a registration process.

VI. New Business – nothing at this time

VII. Adjournment

A motion to adjourn at 8:29 p.m. was made by Commissioner Enright and seconded by Commissioner Pfeiffer. All in Favor.

Attest:

Cynthia L. Reppe