

Approved As Amended
PLANNING COMMISSION MINUTES
November 20, 2019
7:00 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order and the following members were present:

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
Peter Ruggiero – Town Solicitor
Cinthia Reppe – Planning Assistant
Nathan Lukas – Planning Intern

II. Approval of Minutes October 16, 2019; review, discussion and/or action and/or vote

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

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III. Correspondence – nothing at this time

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 withdraw application without prejudice.**

A motion to sit as the Local Review Board was made by Commissioner Swistak and seconded by Commissioner Enright. So unanimously voted.

A motion was made by Commissioner Swistak to accept the request to withdraw the application of 70 and 78 Narragansett Avenue without prejudice, Commissioner Cochran seconds the motion.

Commissioner Cochran asked what happens now with the property? Town Planner Lisa Bryer said she has not heard from the property owner.

So unanimously voted:

Michael Swistak – Aye

Rosemary Enright – Aye

Bernie Pfeiffer - Aye

Michael Smith - Aye

~~Duncan Pendlebury – Aye~~

Mick Cochran - Aye

Dana Prestigiacomio - Aye

A motion was made by Commissioner Swistak and seconded by Commissioner Cochran to desist sitting as the Local Review Board. So unanimously voted.

2. Downtown Parking Plan Update; review, discussion and/or action and/or vote

Ms. Bryer gave an update of the study and said it has been 20 years since the last parking study was done. This study was, again, looking at public parking including on street and town parking lots not private property or lots as well as a parking questionnaire. The methodology is the same as the last time it was done. All the data in the plan consists of the findings from Nate Lukas, planning intern's field work and the questionnaire data. Besides the physical parking survey, we prepared and distributed the parking questionnaire to the business owners for distribution to the public.

Commissioner Swistak asked if we lost some spaces since 2003? No there is actually a few more. Commissioner Pendlebury asked the percentages, did the businesses get the same amount of surveys? No not necessarily but they were all provided ample copies and we walked around regularly with extra copies to see if they needed them.

Commissioner Swistak, asked of those that filled out the surveys did they park in public parking? Yes. Was there ever a time that all the spaces were taken? Nate said no. East Ferry had 5% vacancy at times. Fools Rules was the busiest morning and there were still public parking places.

It seems to be a level of service issue in Jamestown and people expect to park closer to their destination, possibly, then those in Newport or other cities and towns.

Occasionally there were cars at East Ferry with tickets, the Planning Commission would like to see if we can get data on the amount of tickets in that time period. There was a large number of vacancies at the Knowles Court lot. Commissioner Smith asked if we ever questioned Conanicut Marine about how many people park at their lot. Lisa Bryer said we did not review private lots. Ms. Bryer said we have a handful of businesses that have zero parking. We have to assume that the public parking is for every business and everybody.

Commissioner Cochran said is it a recommendation to charge for parking? No, but it may be a potential solution or opportunity she said. Seasonally it could be an option. Ms. Bryer asked

whether the Planning Commission felt the next step is to dedicate a night to discussion and invite the chamber? We will plan on a date in January. Swistak felt we should get some more input from the business owners through the Chamber, possibly the Traffic committee and Police department should be consulted.

3. Zoning Ordinance Update; review, discussion and/or action and/or vote

Lisa Bryer, Town Planner said each time we talk about the update we get a little further. We will talk about the grey shaded areas in the update first.

Discussion of the rearranged table of contents.

Peter Ruggiero brought up the change in the state law re: accessory dwelling units. The definition does not restrict it anymore to family members according to state law. This was done to increase affordability. Although that is not the result in Jamestown.

Swistak asked whether the valuation be different for homes that are income producing residences? We can talk to the tax assessor about it. Their taxes should be higher Commissioner Swistak said.

A discussion ensued regarding duplexes and whether they should be attached or could they be separate units on the same lot to better fit in with Jamestown's character. Duplex is different than accessory dwelling units. Commissioner Enright does not like the idea of duplex being a separate unit. There was no consensus.

A lengthy discussion ensued regarding Airbnb.

Underground storage tanks – It is regulated by the state so that is why Chris Costa does not want to regulate them. Bryer will check with fire dept.

The Planning Commission discussed vehicles registered or not on private property. Don't distinguish between unregistered and registered. Property Line or ROW instead of street as far as where vehicles or RV's can be parked.

Accessory Family Dwelling Units and Affordable Units.

Commissioner Enright thinks wind and solar should be combined and in the same place. And everything should be a special use permit. She wants the sections to be parallel structure if they are to remain separate sections.

Cell towers will be addressed at next meeting with guidelines inserted.

Parking was discussed and the purpose of the zero net loss is that businesses should do the best they can basically. Special use permit if they want to reduce their parking below what they have and they are not meeting their parking requirements. The goal is to keep as much parking as possible.

We will talk about budget and zoning at the next meeting on Dec 4th.

VI. New Business – nothing at this time

VII. Adjournment

A motion was made by Commissioner Enright and seconded by Commissioner Cochran to adjourn the meeting at 9:20 pm. So unanimously voted.

Attest:



Cynthia L. Reppe
Planning Assistant