

Approved As Amended
PLANNING COMMISSION MINUTES
February 19, 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:

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

Not present:

Michael Swistak

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Assistant

Approval of Minutes February 11, 2013

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

Page 1 – Michael Jacquard was not present at the meeting.

Page 1 – under Citizens non agenda, 1st sentence - A building on Walcott Ave. ~~in Shoreby Hill~~ was given a demolition permit ~~permission to tear down a historic building.~~

I. Correspondence

1. FYI – Letter from Gloria Kurz – Re: Moratorium relating to Shoreby Hill. Received

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

III. Reports

1. Town Planner’s Report
2. Chairpersons report
3. Town Committees
 - a. Harbor
 - b. Buildings and Facilities
 - c. Affordable Housing Committee
Town Planner Lisa Bryer reported that this committee have been meeting regularly and are coming up with goals and actions.
4. Sub Committees

IV. Old Business

1. **Comprehensive Plan – 2014 Update**
 1. **Final Review of Housing Element**

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.

There is a lot of data in this section. All of the data has been updated. It has been made consistent with the format of the Comp Plan since it was a stand along document when it was developed in 2005.

Commissioner Pendlebury said on Page 164 the second paragraph states that buildable lots top off at \$300,000. That is not top price for a buildable lot in Jamestown. Lisa will change it. Commissioner Jacquard thinks that adding our accessory dwelling units should be added to the plan since it shows we are working towards trying to achieve our 10%. They only count towards 10% if they have a deed restriction, a subsidy and they are rented to income qualified people. Commissioner Smith wants to see the state guidelines on affordable rent. She will add it even though it is changed yearly by HUD based on area median income.

The rows on the housing action table printed such that the rows did not line up. It will be re-printed for the next meeting

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

Commissioner Pendlebury asked “are we prepared to make a motion to pass these on to the town council for a public hearing the 3rd week in March?” The planning commission would like to have this back at their first meeting in March before it goes to the town council. The commission wants to see the document with the changes before forwarding it to council.

3. Letter to RI Division of Planning regarding Comprehensive Planning and Land Use Regulation Act

This will be changed, signed and sent to the state.

2. Historic Preservation – Continued Discussion

Commissioner Pendlebury said we want to come up with some goals for the buildings of value and an action plan. Has anyone thought about it? Commissioner Cochran and Commissioner Enright will meet with Lisa Bryer next week to go over goals moving forward.

Rosemary noted that the state has been looking at historic preservation easements. This was brought up in a letter from Gloria Kurz.

Commissioner Smith asked, “Do we want to pursue buildings of value and physically identify the properties, Districts, Buildings and Landscapes?” A discussion ensued. Long time Jamestowners have said they have seen real change over the years.

Sav Rebecchi - Sail St.- he wants them to consider how things were going before Shoreby Hill approached the town. People who bought the homes appreciated their historic value. This initiative is a private issue that was brought to the town’s attention.

Commissioner Pendlebury said the Shoreby Hill group made their first presentation in 2007 and in 2009 they presented a tremendous amount of background and this cannot be swept under the rug.

Ms. Bryer said the pressure to alter any structure is going to become increasingly intensified as we approach buildout and lots become unavailable. People are already buying houses for the location. The house is insignificant sometimes. Rosemary stated that there have been 3 demolition of historic structures in the last year or so. Commissioner Pfeiffer said one of the other things that factors in is the building codes tightening up due to energy codes etc.

In terms of goals obviously the first goal is to determine how far to go with preservation, Commissioner Jacquard said.

Commissioner Enright noted that we should set up a fund like Warren did. At the workshop Robinson said they have a volunteer program. Robinson alluded that this program was not very successful. It would be nice to hear his point of view. They want a protected overlay.

Education is another goal that was discussed by everyone at each of our discussions and this should be a big part of our discussion and whether 82-1105 gets amended or applied throughout the island not just the village district.

Demolition is going to be part of the revisions to 1105. All of the buildings of value have to be dealt with in the same way. Commissioner Smith asked if we decide to go with this will it be 25, 50 or 100 properties? At this point we do not know.

V. New Business – nothing at this time

A motion to adjourn at 9:30 p.m. was made by Commissioner Cochran and seconded by Commissioner Enright. So unanimously voted.

Attest:

Cynthia L Reppe

This meeting was digitally recorded