

Approved As Amended
PLANNING COMMISSION MINUTES
April 16, 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:

Michael Swistak – Chair	Rosemary Enright – Secretary
Mick Cochran	Michael Jacquard
Bernie Pfeiffer	Michael Smith

Not present: Duncan Pendlebury – Vice Chair

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Planning Assistant
Betty Hubbard
Sav Rebecchi

Approval of Minutes April 2, 2014

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

Page 2 5th paragraph, Commissioner Enright **Smith** recommends checking the list **Commissioners Enright and Cochran** created by going house to house.

Page 2 – 9th paragraph, Commissioner Pendlebury asked Brochu ~~is~~ **if** his opinion is it in conformance with enabling legislation?

So unanimously voted.

I. Correspondence

1. Letter from James Burgess – Re: Regulation of Listed “Buildings of Value”. Received
2. Horsehead LLC/East Cove Condominium - Administrative Subdivision. Received

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

III. Reports

1. Town Planner’s Report
Monday night the town council meeting has the Accessory Family Dwelling Unit Ordinance hearing. The joint public hearing date for the Comprehensive Plan update for May 21st needs to be rescheduled. We need more time to address some of the issues the state is requesting including mapping.
2. Chairpersons report
3. Town Committees
4. Sub Committees

IV. Old Business

1..1. Historic and Community Character Preservation – continued

The solicitors are working on amendments to article 11. There is not much of an update yet Ms. Bryer said, she will get together with them next week to go over what their recommendation is prior to the next meeting.

At the last meeting we talked about expanding the purple book list of historic structures and what you have in your packets is the list of structures built before 1945 in the Village Special Development District (VSDD). The purple book structures are highlighted. There are 533 structures.

Lisa Bryer, Town Planner had a discussion with Don Powers regarding our design guidelines. Everyone thought our design guidelines are adequate compared to Narragansett which is targeted to their 4 historic districts. Mr. Powers said they are our guidelines and we may amend them as we see fit.

Does Fred Brown have an opinion about using the Design Guidelines? Mr. Brown will have a list **of properties** that we will provide him with and when someone comes in he will send them to TRC or the Planning Commission.

Commissioner Smith asked what the benefit is to the homeowner. It provides the homeowner guidance in whatever development they are doing before they start instead giving comments after their plans are complete. He is not in favor of taking the guidelines and turning them into requirements. Are we talking about all of the buildings in the special development district, will we cull it down to 50 houses. He says maybe he would go along with it then.

Commissioner Swistak asked are we going through this entire list of houses or are we all going to drive by these 500 houses? Is this way too many, are we over reaching? Commissioner Cochran says the research is valid. The purple book houses equal 107 and he is happy with that.

Commissioner Enright discussed the book by Sue Madden. Look at the neighborhoods too that are not in the purple book she stated. Lisa Bryer stated that to her the difference in the two lists is the difference between historic houses and houses that contribute to a neighborhoods community character.

A discussion ensued regarding neighborhoods and the character of the neighborhoods. It is harder to pick a date.

Commissioners Enright and Cochran would like a first pass at it before they present it at an open meeting. Commissioner Cochran said we can make the list of 107 public.

They will put together a draft to be voted on.

Betty Hubbard said she has a book that shows quite a bit in Shoreby Hill, she will look at it and call Commissioner Enright.

We need visuals Commissioner Swistak said. Enright said we have the old historic pictures too. The next meeting will be dedicated to the amendments to Article 11.

Betty Hubbard said there are some streets here that the neighborhoods have a certain type of look referring to something Ms. Bryer had said about the character of the neighborhoods. These houses should not be overlooked. The character has more to do with the overall size and shapes of things.

Ms. Bryer will put design guidelines on the next agenda depending upon how much progress has been made.

Commissioner Swistak said that James Burgess's letter in the packet made some points that make sense. Commissioner Pfeiffer thinks people should have an opinion if they want to be on that list. Personal property rights are important too and he thinks people should be given the option. Commissioner Pfeiffer suggested perhaps a brief questionnaire sent to the 107 homeowners or whomever Commissioners Cochran and Enright suggest for the list. Commissioner Swistak said to invite them to a meeting first so that they understand.

1..2. Comprehensive Plan – 2014 Update

a. Amendments

Town Planner Lisa Bryer made the decision today that we need more time before the Public Hearing. The state is still asking for amendments and I have not received the official correspondence of the most recent suggested amendments and in addition, they are continuing to present additional mapping data that they want utilized. She gave examples.

Maureen Coleman, Chair of the Conservation Commission asked if we can put language in to see if we can adopt a conservation development ordinance. It is like a cluster development on steroids. She gave a brief history of what Tony Lachowicz discussed with the planning commission a few years ago. No changes were made but we added a new action. Ms. Bryer's recollection is when Mr. Lachowicz was here he made a statement that said there is nothing in our plan that would be that would be inconsistent with us adopting a conservation development ordinance but he suggested additional language that the Planning Commission felt was too strong. We already have cluster and it is very similar and has graphic guidance at the end of the subdivision regulations.

Maureen Coleman said the Conservation Commissions goal is just a more sophisticated process to go through to do a better assessment of the attributes of the land. They are comfortable with cluster. Most towns have gone to this methodology. The only thing that would be mandatory is the assessment. Bryer said we added a conservation development action specifically into the action plan. The Planning Commission asked Ms. Bryer to look at the suggested language from Mr. Lachowicz and make a recommendation at the next meeting.

Ms. Bryer went through the changes with the planning commission that were in her memo including the maps. A motion to accept the changes was made by Commissioner Jacquard and seconded by Commissioner Cochran. So unanimously voted. Our goal is to wrap things up at the next meeting.

V. New Business – nothing at this time

A motion to adjourn at 9:20 pm made by Commissioner Cochran and seconded by Commissioner Pfeiffer. So unanimously voted.

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Attest:

Cynthia L Reppe
Planning Assistant

This meeting was digitally recorded