

PLANNING COMMISSION MINUTES

November 16, 2022

7:00 PM

Jamestown Town Hall

93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order at 7:00pm and the following members were present:

Mike Swistak – Chair

Duncan Pendlebury – Vice Chair

Rosemary Enright - Secretary

Diane Harrison

Bernie Pfeiffer

Dana Prestigiacomio

Not present: Mick Cochran

Also present:

Lisa Bryer, AICP – Town Planner

Carrie Kolb - Planning Assistant

Wyatt Brochu, Esq – Town Solicitor with Ruggiero, Brochu & Petrarca

Meg Myles, Executive Director, CISF

Hannah Swett, Board of Directors, CISF

II. Citizen's Non-Agenda Item - None

III. Reports

1. Planner's Report –
 - Future meetings – topics and applications

IV. New Business

1. Development Plan Review for Conanicut Island Sailing Foundation (CISF) Campus at Fort Getty - Review, Discussion, and/or Action and/or Vote

Bryer said that CISF has had a lease with the town for 8 years. CISF has worked with school aged children of all types at Fort Getty. Last year, CISF had a conversation with the Town regarding a more permanent presence at the park. The temporary structure is the first step for CISF.

The application is a Development Plan Review, for a temporary structure and landscaping is not needed. The Town Council has already approved it.

Meg Myles, 7 Felucca Ave, is the Executive Director and Hannah Swett, 47 Longfellow Rd, is on the Board of Directors. Myles said that the goal is for expanded camps and a permanent facility at Fort Getty. CISF is working with Mass Design in Boston to create a capital readiness campaign. In the past they could not fundraise without a lease. Since they just got the lease from the Town, they do not have a timeline yet for construction. They want to get a feel of what a campus would look like and make sure that it is something that the Town likes. The temporary trailer, which is 60x12 feet, will help to create a campus. They currently have a heated tent onsite, but it is only used from March through December. What they hope to have inside the trailer the winter months is crafts programs, more home-school programs, and office space. There is a cement slab that CISF uses as play space for the kids.

Swett said that the heated tent cannot be used year-round. The temporary trailer is a proper structure to keep the kids safe and warm during the winter months.

Discussion ensued regarding the primary focus of CISF, which is outdoor environmental education. Sailing occurs between the Friday before Memorial Day to mid-October.

Discussion ensued regarding land use at Fort Getty, which is a public park. CISF has an excellent track record and great relationship with the Town. They consider themselves stewards of Fort Getty and know how lucky they are to be there. They are hoping to add adult programs. The boat ramp usage will not change.

Discussion ensued regarding size and make up of the program. This past summer season there were 500 spots available and 497 taken. During the shoulder season there are about 100 kids in a 5-week program. CISF is not looking to become like a YMCA camp with 1,000 kids. About 80-85% of the children in the programs are from Jamestown or have a Jamestown connection like a grandparent, aunt, uncle or cousin.

Discussion of the longevity of CISF at Fort Getty ensued. CISF has a history of working with the Town. They are providing services, education and marine education that the Town could not provide. They are not outsiders and they live in the community, which is part of their staying power when other ideas like an amphitheater, pizza ovens and pickle ball courts did not come to fruition.

A motion was moved by Commissioner Swistak and seconded by Commissioner Pfeiffer as follows:

At the November 16, 2022 Planning Commission meeting, the Commission voted to approve the Development Plan for Conanicut Island Sailing Foundation (CISF) Educational Classroom Proposed Temporary Trailer dated October 7, 2022, Sheet 1 – Overall Site Survey and Aerial Photo, Sheet 2 – Existing Conditions Plan and Sheet 3 – Proposed Site Plan. The proposal is approved based on the following findings of fact and subject to the following conditions of approval.

Findings of Fact:

1. The Town Council approved this proposal on November 7, 2022;

2. The proposal is consistent with the Town/CISF lease and CISF's mission to operate a water dependent sailing instruction and marine based education facility;
3. CISF currently operates on the same site, for the last 10 years, at Ft. Getty Park in several small trailers and a canvas tent;
4. CISF seeks to locate a larger and improved temporary classroom space on site;
5. Site work will include minor grade adjustments, placement of crushed stone to accommodate the proposed classroom trailer, access ramps and stairs. Installation of 3-4 4" diameter posts to support canvas shade sail with final placement to be determined after trailer is positioned;
6. Delineation of the coastal features present was performed by Applied Biosystems, Inc. in March of 2022. The proposed trailer location is outside CRMC 200' jurisdictional limits.
7. The area is within the VE-18 flood zone. The site is outside of the special flood hazard area.

Conditions of Approval:

1. All construction and placement of the temporary 12' x 60' trailer shall be according to plan and consistent with the current lease.

So voted:

Commissioner Pendlebury - aye

Commissioner Enright – aye

Commissioner Harrison – aye

Commissioner Pfeiffer – aye

Commissioner Swistak - aye

Motion carries: 5-0

V. Old Business

1. Motion to accept Jamestown RI Energy Plan 2022 and forward to Town Council- Review, Discussion, and/or Action and/or Vote.

Discussion ensued regarding stretch energy code. What is in it for the owner or a contractor to apply stretch energy code? An education component is needed to explain what the savings are over time. RI has a better energy code than most states in the country noted Pendlebury.

A motion was moved by Commissioner Swistak and seconded by Commissioner Pendlebury as follows:

The Planning Commission has reviewed and approved the 2022 Energy Plan and encourage the Town Council to deliberatively review and approve the plan also.

The Planning Commission understands this is not a plan to live on the shelf and that steps must be taken to implement the plan. In order to implement the vision of Jamestown transitioning to a net-zero energy community, future steps must include:

1. Funding for implementation of the plan at the Municipal, Commercial and Residential Scale. This funding would support:
 - a. A 10 hour per week sustainability coordinator to implement the plan and a public energy coach to assist residents with understanding sustainability goals and how to implement them at a residential scale;

- b. A robust education program;
 - c. Maintain Sustainable Jamestown Web Site;
 - d. Update Report Card for Sustainable Jamestown Program.
2. Prepare Town wide energy consumption baseline
 - a. Compare to other RI locations
 - i. Municipal
 - ii. Residential
 - iii. Commercial
3. Consider adding Stretch Energy Code for Residential and Commercial as an adjunct to the State Building Code

All in favor. Motion carries 5-0.

2. Jamestown Zoning Ordinance Update - Review, Discussion, and/or Action and/or Vote
 - A. General Updates to Zoning Ordinance Review, Discussion, and/or Action and/or Vote

Bryer shared that the Town Council is considering forming a Short-Term Rental working group to look at issues that a small group of residents are concerned about. Bryer is working Granicus, LLC and the original timeline for registration to be up and running has been delayed due to Granicus, LLC work load. Commissioner Swistak asked if a member of the Planning Commission could be on a formal working group with 6-7 members?

Bryer will have a meeting with Town Solicitors to further discuss ADUs and cannabis.

- B. Cannabis – discussion of referendum and any necessary amendments Review, Discussion, and/or Action and/or Vote

Bryer gave the Planning Commission information from Solicitor Ruggiero explaining medical marijuana vs. cannabis. The town ordinance will most likely need to be revised to define cannabis and have a “no” in every category in the use table. The changes will get drafted. Bryer stated that the community has spoken and that will be honored in our ordinance. Commissioner Swistak asked if the Town will put this up for vote again in 10 years? Solicitor Brochu stated that he will look into it.

VI. Approval of Minutes – review, discussion and/or action and/or vote

1. November 2, 2022

A motion was moved by Commissioner Swistak and seconded by Commissioner Enright to approve the minutes from November 2, 2022 as amended. All in favor.

Page 1: John Balfe, Northeast Energy Efficiency Partnerships (attended virtually)

Page 3: Old Business second sentence: His ~~option~~ opinion...

Page 3: Old Business: ...law is confusing and she ~~in~~ and the Town Solicitors...

Page 4: Approval of minutes: DiGasper is spelled correctly

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VII. Adjournment

A motion to adjourn at 8:30pm was moved by Commissioner Enright and seconded by Commissioner Harrison. So unanimously voted.

Attest:

Carrie Kolb