



## TOWN OF JAMESTOWN

P.O. Box 377  
93 Narragansett Ave.  
JAMESTOWN, RHODE ISLAND 02835

### PLANNING COMMISSION MINUTES

Planning Office (401) 423-7210

May 7, 2025

6:30 PM

Jamestown Town Hall  
93 Narragansett Ave, Jamestown, RI 02835

#### I. Call to Order and Roll Call

The meeting was called to order at 6:33pm. The following members were present:

Michael Swistak – Chair

Duncan Pendlebury

Mick Cochran

Diane Harrison

Bernie Pfeiffer

Dana Prestigiacomo

Not present: Nick Insana

Also present:

Lisa Bryer, AICP, Town Planner

Carrie Kolb, Planning Assistant

David R. Petrarca, Jr, Esq., Ruggiero, Brochu & Petrarca

Michael Sherburne and Carolyn Anne Morabit

#### II. Citizen's Non-Agenda Item – none

#### III. Correspondence – Review, Discussion and/or Action and/or Vote:

1. Memo to Zoning Board of Review for Michael Sherburne and Carolyn Anne Morabit, 30 Steamboat Street, AP 5, Lot 461, High Groundwater Table and Impervious Overlay District – Zoning Ordinance Section 82-800 - Sub-district A
2. Unified Development Review approval letter, Steven and Kristi Ross, 224 Narragansett Avenue, Plat 8, Lot 9

Correspondence was recognized as received.

#### IV. New Business – Review, Discussion and/or Action and/or Vote:

1. CDBG – PY23-24 application consistency with Comprehensive Plan  
Bryer explained that CDBG we are applying for PY23-24. There are different rounds for grants including “competitive” and “housing” which is a set aside round for which we just received \$500,000. For the competitive round, the Town is applying for \$500,000 for Senior Center improvements under “Public Facilities”. The Town had public hearings for the competitive round for \$500,000 the Senior Center Improvements and for the housing round for The Jamestown Housing Authority for \$500,000. There will be a bond for \$885,000 for the Senior Center at the Financial Town Meeting and if the Town is awarded CDBG funds, then the bond need can be reduced by \$500,000. Commissioner Pendlebury asked if a portion of the Senior

Center bond be conditional upon CDBG funding? Bryer said that the bond has already been approved and will be on the Financial Town Meeting for a vote.

A motion moved by Commissioner Swistak and seconded by Commissioner Cochran as follows: The Jamestown Planning Commission hereby certifies that all community development and housing needs, particularly the needs of low- and moderate-income residents, were considered in the development of the city/town's currently state-approved Comprehensive Plan.

The Jamestown Planning Commission further hereby certifies to the best of its knowledge the activities proposed are not in conflict with the general policies set forth in the Comprehensive Community Plan of the Town of Jamestown. All in favor.

2. Recognizing April 2025 as National Fair Housing Month

Discussion ensued. Bryer said that recognizing National Fair Housing Month is a requirement when submitting CDBG applications. She asked that the Planning Commission approve this motion.

A motion was moved by Commissioner Cochran and seconded by Commissioner Pendlebury to approved the submitted motion and recognize April 2025 as National Fair Housing Month. All in favor.

**V. Old Business**

1. Comprehensive Community Plan Update & Re-write 2024/2025 – Review, Discussion, and/or Action and/or Vote

No discussion at this time.

**VI. Reports - Review, Discussion and/or Action and/or Vote**

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

Bryer said Jamestown Housing Authority was awarded \$500,000 in CDBG funding from the FY2023 Housing Round.

Bryer gave the Planning Commission details for the next two meetings. At the next meeting on May 21<sup>st</sup>, Ashely Sweet will be discussing more sections of the Comprehensive Plan.

At the June 4<sup>th</sup> meeting, it will be a full agenda. There will be an application for Unified Development Review with a Public Hearing for 14 Clinton Avenue. There is a change of use application in the office for 20 Narragansett Avenue for the change of retail to arcades. Based on the request of the Planning Commission at the April 16, 2025 meeting, this application will come before the committee. There will be three high groundwater applications all from the same engineering company and they wanted to be on the same agenda.

**VII. Approval of Minutes – Review, Discussion and/or Action and/or Vote**

1. April 16, 2025

A motion was moved by Commissioner Cochran and seconded by Commissioner Pendlebury to approve the minutes from the April 16, 2025 meeting as written. All in favor.

**VIII. Adjournment**

A motion to adjourn at 6:45pm was moved by Commissioner Cochran and seconded by Commissioner Pendlebury. All in favor.

Attest:

Carrie Kolb