

PLANNING COMMISSION MINUTES

November 15, 2006

**7:30 PM**

**Jamestown Library**

The meeting was called to order at 7:36 p.m. and the following members were present:

Gary Girard	Victor Calabretta
Betty Hubbard	Barry Holland
Jean Brown	Richard Ventrone
Michael White	

Also present:

Lisa Bryer, AICP – Town Planner  
Cynthia Reppe – Recording Clerk  
Ron DiMauro – Architect  
John Tumino – Architect  
Valerie Malloy

**I. Approval of Minutes from November 1, 2006**

A motion was made by Commissioner Hubbard and seconded by Commissioner Holland to accept the minutes with the following change, page 2 last paragraph strike that in the sentence, based upon ~~that~~ it is not the minimum impact. So unanimously voted.

**II. Correspondence**

1. FYI – Copy of Approval for Administrative Subdivision – Gaudreau. Received

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

**IV. Reports**

1. Town Planner's Report

Town Planner Lisa Bryer informed the commission that the reason they have a copy of the Approval for the Gaudreau administrative subdivision is that it will be going before the Zoning Board because although it is just transferring property from one lot to another, one lot will become more conforming and one lot will become more non-conforming.

2. Chairpersons report
3. Town Committees
  - a. Harbor
  - b. Fort Getty
  - c. Buildings and Facilities
  - d. Others
4. Sub Committees

**V. Old Business**

1. Presentation by Architect Ron DiMauro & Associates

Mr. DiMauro explained the procedure that he and his associate will use when reviewing plans. Mr. DiMauro worked for North Kingstown on the Home Depot project and explained to the Planning Commission the process they went through. Mr. DiMauro was the architect that also worked on the Early Learning Center building in Jamestown. He introduced John Tumino who has been an architect in Mr. DiMauro's office for the last 5 years and will be the one attending most of the meetings. Commissioner Holland asked about whether or not a report will go to the applicants architect from Mr. DiMauro's office. Town Planner Lisa Bryer said that the report would go out to the applicants architect from the Planning Office.

John Tumino went to school at Roger Williams and after graduation relocated to New England from New York and said he is looking forward to working with the commission.

**VI. New Business**

1. Zoning Ordinance Update

Commissioner Girard said that tonight is basically an in service workshop for the Planning Commission and Town Planner Lisa Bryer is going to give us an update on the Smart Code and Form Based Zoning. She showed the board the full smart code training book and then gave a power point presentation. Any community can take this and adopt it to use and enforce it.

Town Planner Lisa Bryer gave a power point presentation that included some of the following points.

- The theory behind the conventional zoning model is that by cleanly delineating permitted *land uses*-- and by keeping them separate-- *compatibility* between neighboring development might be insured
- Traditional Zoning divides the municipality into a series of mapped districts (zones), then assigns a permitted use(s) to each zone
- "Zoning-by-use" generally ignores how much difference *design* can make in insuring the compatibility of neighboring developments. For this reason, most conventional zoning ordinances couple the land use restrictions with *dimensional requirements*
- Dimensional requirements regulate, with widely varying degrees of specificity, things like: *Minimum* front, side, and rear *setbacks*; *Maximum height* restrictions; *Minimum lot width* or lot *size* (square footage); and so forth
- Traditional Zoning does not address specific form of building as it relates to the street, but relies on dimensional requirements and Development Plan Review process in Commercial Districts and does not address residential form as is necessary to maintain village atmosphere

The Planner discussed the desire and need to gather all the stakeholders for the downtown and discuss the future for the downtown. The Town should *decide what it wants to be, physically*; its "vision." The Planner went on to explain that the "vision" really should be *visual, not just verbal*. The community should work together with experts to craft drawings and images of the kind of development & preservation it considers ideal.

The Planner suggested holding a Downtown Village Vision Charrette, in a similar format to the parking workshop held several years ago. It was a very useful way to gather information and thoughts from stakeholders and provided us with definitive answers to specific questions and useful recommendations.

The following is a proposed schedule for the Zoning Update:

- January 2007
  - Commence Zoning Ordinance Update
  - Solicit RFP for Village Charrette, Design Guidelines (Pattern Book) and Village Coding
  - Coordinate with CCHC on Affordable Housing Amendments
- February 2007
  - Award Contract for Services
- February –March 2007
  - Hold Downtown Charrette
  - Develop “Vision” for Village
- May 2007
  - Draft of Design Guidelines
- July 2007
  - Draft of Zoning Amendments

Commissioner Girard said we are a small community with a small village and we need to make some hard decisions regarding the village. Lisa Bryer said we should ask this question at the Charette, what we as a Community think the village is and should be in the future.

The building trend everywhere, and Jamestown is no exception, is to “supersize” buildings, both commercial and residential and that in Jamestown existing homes have increased in size by adding on or tearing down and rebuilding. Buildings in our commercial downtown are becoming bigger, a trend that I do not see ending anytime soon. The physical form of Jamestown’s Village will continue to change and we need to decide as a community what the final outcome should be.

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Commissioner Hubbard said the Shoreby Hill community decided at an annual meeting this summer that there is some interest in Historic Districting. A total of 8 homeowners are looking into the Historic Districts. They are doing some research on this, which might be helpful for the future plan.

Valerie Malloy commented about the storm damage at Mackerel Cove and it needs to be handled.

A motion was made by Commissioner Brown and seconded by Commissioner Calabretta to adjourn the meeting at 8:50 p.m.  
So unanimously voted.

Attest:

Cynthia Reppe  
Recording Clerk

*This meeting was recorded on 1 micro-cassette*