

PLANNING COMMISSION MINUTES

June 21, 2006

7:00 PM

Jamestown Library

The meeting was called to order at 7:03 p.m. and the following members were present:

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

Not present: Richard Ventrone

Also present:

Lisa Bryer, AICP – Town Planner
Cinthia Reppe – Recording Clerk
Gail Sylvia – Consistent Care Corporation
Charlie Petit – Chamber of Commerce
Mike Swistak – Chamber of Commerce
Randy Tyson – Chamber of Commerce
Bill Munger – Chamber of Commerce
Donna Kohler – Chamber of Commerce

I. Approval of Minutes from June 7, 2006

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

Page 2, 3rd paragraph, second sentence add; **Commissioner Girard stated he wants to see an affordable housing plan for 10 Narragansett Ave. before the next meeting. Commissioner Ventrone agreed.**

Page 3, 2nd paragraph, first sentence add: 4 bedroom house, **Commissioner Girard wants the plan to show a 2 bedroom house** and he asked if the ISDS....

So unanimously voted. Commissioner Holland abstains.

II. Correspondence

1. FYI – Letter from Magdalena Andres Re: Jack Brittain. Received
2. FYI – Memo Re: John P Somyk Plat 5 Lots 175 & 194 ISDS application. Received

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

IV. Reports

1. Town Planner's Report

Lisa Bryer reminded the Planning Commission that there will be no meeting on July 5th and that they will take applications for the July 19th meeting.

2. Chairpersons report

3. Town Committees

a. Harbor

b. Fort Getty

Commissioner Hubbard attended a Tree Committee meeting to talk to them about the proposed Fort Getty plan.

c. Buildings and Facilities

d. Others

4. Sub Committees

V. Old Business – nothing at this time

VI. New Business

1. 27 Luther Street, Plat 8, Lot 322, Adult Day Care Center/Mixed Use - Development Plan Review. Recommendation to Zoning Board

Gail Sylvia, applicant, is proposing an Adult Day Care Facility at this address including 2 rental units and wants the Planning Commission to recommend approval to the Zoning Board.

There is not an Adult Day Care Facility in Jamestown at this time and they would like to establish one. Ms. Sylvia and Mr. Kenneth Brower met with Lisa Bryer and Fred Brown to discuss parking issues and how many spaces they need. Ms. Sylvia stated that most people coming to this type of facility do not drive so they will be dropped off.

There will be offices for the facility on the 2nd floor. The front of the building will be from the parking lot but we have made the North Rd side appear to be the front. They have made this an attractive design instead of making it look Institutional. The design is also handicap accessible. The people attending can receive physical therapy and their medications at the facility. There will be social gatherings and lunch at the facility and also field trips. They would wrap things up by 5 pm usually.

Commissioner Hubbard asked about the parking situation and how many people do you really think you will have? This facility will not strictly be an Alzheimer unit and most of the people will be brought by bus.

Commissioners Girard and Hubbard questioned the parking and a discussion ensued with Ms. Sylvia. Commissioner Calabretta asked about the 4 spaces on the street. He felt that they should provide all the required spaces because the building may be sold for another use at some point and we are creating a future non-conforming situation. The Board was in agreement that they would not provide a positive recommendation for a parking variance. The site plan is for a certain use and the use needs 18 spaces and they are only showing 14.

Commissioner Girard has a concern with the mass and size of the building. Most of the buildings are 1 ½ stories and he feels it is way to big. Ms. Sylvia said they need the 3rd floor for a source of income because the adult day care costs a lot of money to run. Commissioner Holland asked if they have done a business plan or study to show they have to have the 2 rental units, she said yes. He is in favor of the plan since it is really needed but feels it is too big. Commissioner Girard is concerned they are heading down a pathway that will set a precedent. Commissioner Hubbard

asked about the design of the building. Ms. Sylvia said she has looked at several places to put this facility and has not found one yet.

Commissioner Hubbard questioned the lighting and would like the post light done so that it is shielded and sent down. Crushed stone is for the parking lot. Stamped concrete is what the walkways will be including the handicapped access and parking area. Commissioner Hubbard would like to see a corrected site plan. Street trees were mentioned by Commissioner Hubbard. Ms. Sylvia said they did not put tall trees in because of the electric wires. The planning commission is asking for some revisions so they will have to come back to the commission at a later date to show amendments to plans and specifications to justification for size of building or reduced building, parking, relocated garden, additional street trees and shielded lighting.

2. Workshop with Jamestown Chamber of Commerce

Commissioner Girard turned it over to Charlie Petit, Chamber President, who said they asked what the members would like to see for the future of Jamestown for businesses. They put all the ideas forward to the Planning Commission in writing without editing.

Mike Swistak, past President, spoke about the vision of the Town and how important a cooperative Town environment is to their success. He asked the Planner to elaborate on her vision. Town Planner Lisa Bryer said that meeting once a year is great but as we go forward we need to look at trends in development and that seems to be larger businesses and houses. This trend will change the complexion of Narragansett Ave and Our commercial districts. We don't want to limit our businesses but we also need to be concerned with the character of Jamestown. She anticipated some detailed charrettes in the next year discussing the future vision for the commercial downtown. It is important to keep an open dialogue with the Chamber.

Donna Kohler East Bay B & B on Union St. – keep it consistent with those people that are already running these businesses. It is not as simple to do this anymore. They are limited to 4 rooms right now and she personally has room for 2 more but is not allowed. Commissioner Hubbard asked are you open to more B & B's. Her whole issue is consistency and right now they are not consistent. She could have six rooms but zoning limits her to 4. The property should be owner occupied. Charlie Petit stated that B & Bs add to the town services. Other residents are operating as B&B's but not being subject to the regulations such as fire that her business is.

Randy Tyson – some communities do this in commercial areas, in some areas that are not commercial they are still renting but usually just one room. Allowing this would help a need in the community while providing additional income to residents.

Bill Munger – said they had 20 boats here last week for the Newport to Bermuda race and there is a huge shortage of rooms here. A legitimate B & B is what we need more of. The car component is not an issue today because most are dropped off by limos or come in by boat.

Commercial Water Rate Structure

The Comprehensive Plan says the Chambers conduit to the Town Council and Administrator are through the Planning Commission. A proposal to create a committee of users to advise the council was brought up during the charter review.

Commissioner Hubbard asked if they want the Planning Commission to suggest this to the council. Mike Swistak said yes. Bill Munger said that the business community should also be represented. Is there a difference in residential rate compared to commercial for water charges?

Bill Munger said it depends on the meter size, the difference in base rate. Base rate equals meter size. He also talked about a membrane filter system for the South Pond.

Commissioner Brown says supplying water is not a technical problem it is a philosophical issue. It has become a political issue and it shouldn't be.

Commissioner Girard says they should look at the separate Board of Water and Sewer Commissioners issue.

Long Term Economic Development needs input from the Community. The Board, The Chamber and the Planner all agreed that a more detailed Economic Development Plan was warranted.

Site Plan Review Process

The Chamber would like to see the process streamlined and not so costly to the applicant.

Commissioner Girard – when an applicant comes with everything done and complete it streamlines the process. If when it is turned in it is complete it will be reviewed much faster. In addition, competent engineers and attorneys also facilitate the process.

Commissioner Holland is repeatedly amazed at the small group of lawyers and engineers that continually come back with the same mistakes. It makes the process longer.

Short Term Visitors

Water businesses don't put strain on parking. Bill Munger requested that the Planning Commission allow shuttle tour boats and similar businesses. They bring in businesses without cars.

Meal tax revenue

The Chamber requested that they be consulted on the use of the meal tax allocation since this revenue is delivered on the backs of the local businesses. He suggested projects that would benefit the businesses such as streetscape improvements, bathrooms etc.

Restrooms downtown

They are awful and a mess. Some people don't feel it's their job to fix them or clean them.

Maybe grant money could be used for improving them. The location and number are also an issue.

Public Parking

The Plan is good let's just continue to stay up on it.

Tax relief program

Suggested tax incentives for businesses hiring residents.

Right of Ways

Parking is an issue for most of these. Continue to improve the services where appropriate.

Wind Power

The Governor appointed an energy commission and they are identifying where the wind power should go. State or local has not been decided. The Chamber is preparing a white paper on this issue and Commissioner Girard asked that the paper be shared with the Planning Commission. Commissioner Calabretta said his company, Magure Group is looking for a mix of sites on shore and off shore, they are making funds available to towns that participate. Take a look at it. There is a risk in terms of public perception. Commissioner Holland stated that he is in favor of wind power but is concerned with the acceptability of it. Jamestown he feels has not been in favor of anything like this, that is his perception. Commissioner Michael White said the wind machines are incredibly noisy, he lived in Montana and they were all over. Commissioner Calabretta said they have been improved over the last 10 years, perception and acceptance is very important for this.

Wireless Zone operated by Municipality was suggested but some talked about the State becoming wireless and this could be redundant.

Town Shuttle

They suggested that the Town provide a shuttle bus since the Conanicut Marina Shuttle was so successful. That it be a municipal service in the summer months. Commissioner Girard said it's a good business venture. Commissioner Calabretta said it should be a service and shared among those benefiting. Commissioner Brown is going to find out.

Parking signs in town are so ugly can we do something about this and make them more attractive. The requested less signs in general.

Commissioner Calabretta asked the Chamber out of all of these issues what should they take first. The Water issue for the residents and the village is something they would like to see addressed first.

Commissioner Holland said an issue of concern that someone who was raised in town and starts a small business out of his house and then it continues to grow and they need a much bigger place then they have to leave Jamestown since we don't provide any area for it. We only have so much space for commercial in Jamestown. It is a balance issue.

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

Attest:

Cynthia L Reppe

This meeting was recorded on 1 micro-cassette