



HOUSING BOARD MINUTES TOWN OF FOSTER

Foster Town Hall
6 South Killingly Road, Foster, RI
Monday, October 1, 2007, 7:00 p.m.

A. Call to Order

Meeting was called to order at 7:15 p.m. by Ann-Marie Ignasher, Town Planner.

B. Role Call / Introductions

In attendance were Mike Kosiver, Chair; Diane Potter, Vice Chair; Fran Gast; Myra Mercier, Land Trust liaison; Mike Carpenter, Planning Board liaison. Also in attendance was Ann-Marie Ignasher, Town Planner. Lynne S. Rider, Town Council liaison was not present.

C. Minutes

September 10, 2007, Diane Potter made a motion to approve; Fran Gast seconded. There was no discussion. Motion approved 5-0; the vote was unanimous.

D. Correspondence

- Mike Carpenter mentions that the “Bargain Buyer” had a full page ad for repairing septic systems. He noted that he had to do his, and that Ann-Marie told him about a program that was funded. The Town of Gloucester took out a full-page ad explaining it all. He says it speaks to our concern about salability of houses; they passed legislation that you can’t sell your house if it has a cesspool. Myra Mercier states that there are exceptions to that, you absolutely can’t if there are sewers available. Mike Carpenter that it could help anyone who wanted to create affordable housing to upgrade for up to 4% on \$30,000.
- Demographics Totals Sheet passed out for information only. Gives an idea of the composition of the households of the people who come in for food at the Human Services office.

E. Elections of Officers

Ann-Marie Ignasher, Town Planner, reminded the board that a couple months ago the recommendation had been made for Mike Kosiver to act as Chair, and Diane Potter as Vice Chair. There had been discussion regarding secretary because there was a feeling that the board wanted someone to write grants. Ann-Marie said she would be the one to write grants. Mike Kosiver accepted the nomination as Chair, and Diane Potter accepted the nomination as Vice Chair.

No other nominations were entered. Myra Mercier moved to accept the nominations and Fran Gast seconded. Vote was 5-0 to approve unanimously.

F. New Business

1. Keepspace Initiative—This was discussed by Joseph Garlick. Ann-Marie Ignasher explains that the founding partner was Rhode Island Housing; she attended a 3-hour seminar. They are looking for one rural, one suburban and one urban design. If we can come up with a rural design we might have a chance for this. There is a grant proposal that goes along with this, due November 16th. It was brought to the Town Council but has not yet gotten approval. Their next meeting is October 11, 2007. Neighborworks is interested in helping. Mr. Garlick made a presentation, and he said we could visit some of their developments to see what they are like. If a private developer wants to work with us, Ann-Marie suggests we should put him in contact with Mr. Garlick.

2. Affordable Housing Ordinance—Ann-Marie Ignasher explains that this is being written by Sam Shamoon and asks if the board is willing to meet with him to assist the process. Tentatively scheduled for the November meeting.
3. Capital Budget—Ann-Marie Ignasher states that the Housing Board does not yet have a separate budget, and that what is needed comes out of the Planning Board budget. There may be funds we need to request for seminars or marketing to get information to the townspeople. There is not a separate budget but we need to know what the needs are to include with Planning Board requests. It needs to get it done before the next Financial Town Meeting in May of 2008. The capital budget hearings will be heard in January, February and March. A discussion centered around the cost and placement of ads in local papers. What we want to do is design it: thirty to forty units of mixed elderly, mixed single income and make it a nestled community. We have to get our zoning in there. The people in town do not want to change the 4.69 zoning. They may allow Hemlock Village but they don't want to change the zoning. We don't have anything in our zoning laws now to allow for it. As far as the amount needed, Ann-Marie Ignasher says she will discuss it with Randy Rossi, the town treasurer, to see what is feasible.

E. Future Agenda Items

- Minutes of August 27, 2007, to be approved in November
- Visit by Sam Shamoon

G. Adjournment

Motion was made by Fran Gast to adjourn; seconded by Myra Mercier. Motion passed unanimously. Meeting adjourned at 8:50 pm.

Respectfully submitted,

Ann-Marie Ignasher
Town Planner, Acting Secretary