



HOUSING BOARD MINUTES TOWN OF FOSTER

Foster Town Hall
6 South Killingly Road, Foster, RI
Monday, November 5, 2007, 7:00 p.m.

A. Call to Order

Meeting was called to order at 7:03 p.m. by.

B. Role Call / Introductions

In attendance were Mike Kosiver, Chair; Diane Potter, Vice Chair; Fran Gast; Lynne S. Rider, Town Council liaison; Myra Mercier, Land Trust liaison; Mike Carpenter, Planning Board liaison. Also in attendance were Sam Shamoon, Ordinance Consultant, and Ann-Marie Ignasher, Town Planner.

C. Minutes

June 12, 2007, Lynne Rider made a motion to accept; Myra Mercier seconded. There was no discussion. Motion approved unanimously.

August 27, 2007, Fran Gast made a motion to accept; Myra Mercier seconded. There was no discussion. Motion approved 4-0. Lynn S. Rider abstained.

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

Demographic Totals spreadsheet. The board reviewed the spreadsheet presented to them and made the following comments: Fran Gast said she would like to see more of a spreadsheet where the information was sorted by title, by source, and by date. Mike Carpenter said it would be nice to have timeframes for the counts that were taken, so therefore, we could determine if there were changes from month to month. Diane Potter commented that she wondered if the numbers on the spreadsheet were for a particular time frame or cumulative, and if they were cumulative when did they start and when did they end. The board requested that we look into changing the spreadsheet to make it more user-friendly.

E. Planner's Report

Ann-Marie Ignasher, Town Planner, reported on the following:

Community Matters Workshop 2007—the planner reported that she attended this workshop in Vermont during the week of October 25 – October 27. This workshop was based mainly on small, rural communities and was presented by the Orton Family Trust Foundation. She commented on the various seminars and training received during that week.

CDBG Grant Workshop—the planner attended this workshop on Monday, October 29th. The purpose of the workshop was to determine what type of programs or ideas would qualify for a CDBG grant and there was much discussion with regards to affordable housing and economic development at this meeting.

Keepspace Initiative—The board recalled the presentation that was given to them by Mr. Garlick. The planner announced that Mr. Garlick would be preparing the proposal for the Keepspace Initiative. The Initiative is a program wherein the town could be receiving some funds to help determine the feasibility of particular sites in town for the building of affordable housing. The Initiative would help finance a substantial amount if not all of the due diligence for the particular site.

F. Old Business

At approximately 7:30 p.m., Mr. Sam Shamoon, the consultant for the affordable housing ordinance presented his draft ordinance to the board, and he explained that the affordable housing would be done underneath the strict compliance with our affordable housing plan. Lynne S. Rider questioned the idea of allowing additional units per buildable lot. She questioned who would have to monitor this and she voiced concerns about the possible affect the affordable housing criteria might have on our zoning ordinances. Sam Shamoon explained that we need to follow our Comprehensive Plan and we need to follow the affordable housing design within that plan, and therefore, we need to put affordable housing into town ordinance. Sam further went on to discuss the Comprehensive Permit for low to moderate income housing and stated that the state statute standards should be put into our ordinances as well. There was a question raised with regards to a multi-unit and a definition of a multi-unit. There was an issue with a multi-unit being primarily a duplex and then there was a question of a 4-unit multi-unit being allowed under the affordable housing plan. The board and Mr. Shamoon then continued on and reviewed various zoning issues with regards to the planning board and subdivision regulations as they all refer to the affordable housing ordinance.

E. Adjournment

Motion was made by Fran Gast to adjourn; seconded by Lynne S. Rider.
Meeting adjourned at 8:35 pm.

Respectfully submitted,

Ann-Marie Ignasher
Town Planner, Acting Secretary