



**PLANNING BOARD RTE 6 RE-ZOING MINUTES**  
**TOWN OF FOSTER**  
**Benjamin Eddy Building, 6 South Killingly Road**  
**April 26, 2008 @ 8:30 am – 11:00 am**

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**A. Call to Order**

Meeting was called to order by Julie Parmentier

**B. Roll Call**

Present were Julia Parmentier, Chair; Pat Moreau, Vice Chair; Helen Hardy, Secretary; Board Members John Neale, Mike Carpenter and Marcia Bowden. Also in attendance were Ann-Marie Ignasher, Planner, Heidi Colwell, Zoning member, Lynne Rider, Town Council, Alison Ring and Annette Bourne from the RI Housing.

**C. Approval of Minutes**

Not applicable.

**D. Correspondence**

Julia reported that the article of Rte 6 Re-Zoning will be in the May Foster Home Journal.

**E. Reports**

None

**F. Public Hearings**

None

**G. Subdivisions**

None

**H. Commercial Site Review**

None

**I. New Business**

None

**J. Old Business**

Alison reported that the Rhode Island Housing lost money in this year's state budget, so that has an effect on the number of KeepSpace Initiative 4 of 16 proposals were selected; Foster's proposal was considered "worth funding" but was not funded.

The town will ask the Diocese of Providence if they will extend our option for a year.

Annette suggests this could go into the RIH Land Bank. There was discussion. Annette said RIH would purchase the property and when the developer was selected they and the Town would work with the developer. She indicated that RIH will be on a tight budget.

Annette commended Ann-Marie and Joe Garlick on their KeepSpace proposal. She indicated that the Land Bank was investment driven and that eg. The Block Island property purchased would always retain its value.

Bob Gravel has been working with partners to develop his adjacent property. He will be at the May 21<sup>st</sup>, 2008 meeting. Mr. Forest from the Foster Country Club and Ms. Holmes from Things Made Wonderful will also attend.

Annette and Alison brought a technical assistance packet for developing low to moderate housing as instructed by the 2004 statutes.

Alison is the Technical Assistance coordinator.

Annette reviewed the contents of the packet including the legislative history of affordable housing, the definitions.

There was discussion of the elderly housing tax abatement as qualifying for Affordable Housing (must involve construction/rehab, deed restrictions)

Also, the limits of income of low to moderate income; statewide statistics for low to moderate income. She pointed out that land-lease is an important tool and has a rich history in the country including New England.

Pat asked about taxation issues

- summary of funding sources for low to moderate income Housing resource: Housing Assistance Council a non-profit organization located in DC.
- Guideline for creating housing with government subsidies.

Discussion continued on the difficulties involved in developing the affordable units with the constraints of putting in water and septic in the Scituate Reservoir water shed. The problem of finding a developer who is able to comply with all the restrictions and also to deal with the application for subsidies, etc.

Affordability tools: ex. Deed restrictions, density, land-lease; (deed restriction template included); tax restriction (on deed-restricted properties)

“Monitoring Agents: ensure compliance (providing for Foster residents)

“Local preference” is a consideration; however this has to be balanced with consideration for anti discrimination laws.

Issue: lack of equity: very little money to be made in sale of a restricted property (monitoring agent sets price and it will be whatever % of AMI)

Design standards can be instituted as long as it is not more burdensome than in the general regulations.

Still to be done before the May 21, 2008 informational meeting:

- work on PowerPoint

- Press releases for the Foster Home Journal, Bargain Buyer and the Observer

- notification to landowners

- list of Plat and lot #'s

- final letter to land owner's

**K. Planner's Report**

None

**L. Future Agenda Items**

May 21, 2008 Planning Board Workshop 7:00- 9:00 p.m.

**M. Adjournment**

Respectfully submitted,

Helen Hardy,  
Secretary