

Approved as Amended

Jamestown Affordable Housing Committee

Meeting Minutes

June 14, 2022

8:30 a.m.

93 Narragansett Ave.

Jamestown, RI 02835

I. Call to Order

The meeting was called to order at 8:33am and the following members were present:

Joe Cannon, Job Toll, Nick Radesca, Quaker Case, Lisa Bryer, and Bob Plain

Also present: Carrie Kolb

Not Present: Mike Liebhauser, Fred Pease, Mary Meagher

II. Approval of Minutes May 17, 2022 - review, discussion and/or action and/or vote

A motion to approve the minutes from May 17, 2022 as written moved by Cannon and seconded by Case. So unanimously voted.

III. 91 Carr Lane – 3 lot Subdivision, Comprehensive permit for Affordable Housing, - review, discussion and/or action and/ or vote

A. Appeal of Master Plan Approval

Bob Plain and Lisa Bryer recused from the 91 Carr Lane discussion.

Update on 91 Carr Lane: Master Plan application was approved by the Planning Commission on May 18 and abutters have appealed the decision to RI Superior Court.

Case voiced her opinion that that the Town should sell the property and use the proceeds for Affordable Housing. She said that CCHC should be paid back the money that they have invested. Case said that the Town bought the Community Farm and let's put the houses there.

Radesca read the appeal and he felt that there is no real substance, it doesn't mention

anything about the watershed. The complaints are that the procedure was wrong and the Town was wrong, etc.

IV. Jamestown Community Housing Land Trust update - review, discussion and/or action and/or vote

Case stated that we should get a handle of what the Town already owns with the 198 properties. This should be an agenda item for a future meeting.

Meagher not present at the meeting, but she has a draft and is working with the Town attorney. There will be further discussion at a future meeting.

V. Accessory Dwelling Unit and Multifamily Zoning - review, discussion and/or action and/or vote

A. Town Planner to discuss Zoning Ordinance updates

Bryer gave an overview. The Planning Commission updated Zoning Ordinance several years ago. It went to legal review and got stuck due to the pandemic. Now the legal review is complete and it is going back to Planning Commission. Currently, there are two situations where accessory dwelling units are allowed: for family/caregiver or affordable housing. The legal team has stated that the Town can't have all the restrictions on AFDUs because they conflict with State laws. Plain asked when the Planning Commission will start to look at the proposed changes to the Zoning Ordinances? Bryer stated that they will begin in July and she will let the AHC know when its on the agenda. Plain stated that AHC members should attend the Planning Commission meetings, give input and AHC should write a letter of recommendation that includes AFDUs should not be utilized for short term rentals. There will be an extra meeting to review a draft letter to send to Planning Commission.

Plain asked if there are other sections that the AHC should specifically look at? Bryer stated that the multi-family section has been totally revamped and she will send it to the AHC.

Plain asked if detached structures are allowed with AFDUs? Bryer answered that they are allowed but limited by structure size, they have to meet setbacks of the primary structure, and if it doesn't meet the setbacks then get a special use permit.

Plain and Liebhauser are interested in expanding zoning ordinances for more ADFUs and there is the State Bill H-7942 that was discussed at the last meeting. Plain asked if the proposed zoning ordinances will expand beyond family/caregiver and affordable housing? Bryer stated that expanding housing runs into water issues with the lack of water in Town. She stated that she is looking for federal funding for a water study. The last Comprehensive Plan included building 25 affordable housing accessory units in the Village. No one has taken advantage of this and the capacity for water was included. Plain stated that he would prefer that remaining houses built

in Jamestown be smaller and more density, with less McMansions. Bryer likes Meagher's idea of creating zoning by number of bedrooms, not by lot size. The Planning Commission could look at this.

Plain suggested to incentivize the creation of ADFUs and he gave the example that South Kingstown offers a 5-year tax abatement on a unit. It's a way to Further incentivize Big A "Affordable" housing.

Cannon stated that the AHC should explore all the potential methods of developing affordable housing. Plain stated that as a presentation to the Planning Commission, we could look at examples of houses in different locations within town like downtown and the shores, etc. Bryer suggested getting permission from home owners before a case study is done on their property.

Plain asked if they can get a list of Town owned properties. Bryer replied yes and that the Tax Assessor was out last week. Plain stated that after they get the list there can be a subcommittee meeting to take a property and story board the whole process from start to finish.

Discussion ensued regarding writing a letter to the Planning Commission. Toll questioned whether they should wait to write the letter? Bryer stated that the Planning Commission has been working on the Zoning Ordinances for three years now. It was decided that Plain will draft a letter to review at the next meeting, in about two weeks.

Cottage Clusters were discussed. Plain talked about the Cottages on the Greene development in East Greenwich that was designed by now Jamestown resident, Don Powers. It was decided to take a field trip to East Greenwich and visit the cottage cluster and ADFU that Plain is building. Scheduling the field trip will be determined at the next meeting, and Plain will put some information together for cottage clusters for the next meeting.

VI. Tools and Techniques for Creating Affordable Housing in

Jamestown - review, discussion and/or action and/or vote

Case brought up the idea of working together with the Conservation Commission to figure out which project they can agree on. Then the two commissions can present to the Planning Commission. Discussion ensued regarding working with the Conanicut Island Land Trust as well, and it will be determined at a later date.

VII. Member Reports

Cannon discussed the topic of looking at different strategies, and are there ways to create affordable housing without involving HUD? There are working people that can't get bank approval for a house and how do you help them fill that gap? Bryer asked Cannon to come up with some parameters for further discussion and Plain said we could discuss at next meeting. Case wants to make sure that discussions fit within the purview of the AHC.

Discussion of tax abatement ensued. The local volunteer fire fighters can get a tax credit with proper supporting documentation from Jamestown. Local teachers and town employees are not eligible for a tax abatement. Plain asked if we can do something about that?

VIII. Future meetings and agenda items of Affordable Housing Committee

The next meeting is July 5th at 5:00pm. Items to be covered at this meeting: Accessory Family Dwelling Unit letter, plan a field trip to cottage clusters in East Greenwich, and discuss working with Conservation Commission on future projects.

Then first Monday of the Month: August 1st at 5:00pm

IX. Adjournment

A motion to adjourn at 9:51am was moved by Toll and seconded by Case. All in favor.

Attest

Lisa Bryer and Carrie Kolb
Town Planner Planning Assistant