

Approved as amended  
**Jamestown Affordable Housing Committee Minutes**  
February 15, 2023  
5:00pm in Town Council Chambers  
93 Narragansett Avenue  
Jamestown, RI 02835

**I. Call to Order**

Wayne Moore, Job Toll, Quaker Case, Joe Cannon, Fred Pease, Bob Plain - Chairman, Lisa Bryer – Town Planner and Mary Meagher – Town Council Representative. Also present: Carrie Kolb – Planning Assistant

**II. Approval of Minutes**

1. **January 10, 2023 open meeting** - review, discussion and/or action and/or vote  
A motion to approve the minutes moved by Cannon and seconded by Toll. All in favor. Fred Pease and Wayne Moore abstained due to not attending the meeting.

2. **January 10, 2023 executive session** - review, discussion and/or action and/or vote  
A motion to approve the executive session minutes moved by Case and seconded by Bryer. All in favor. Fred Pease and Wayne Moore abstained due to not attending the meeting.

**III. Rentals & Accessory Dwelling Units (ADUs) - review, discussion and/or action and/or vote (10 min)**

Bryer stated that the Planning Commission will be discussing ADUs at the meeting tonight (February 15, 2023). Discussion on the ADU law and anticipated changes in the legislative session were discussed. *\*Plain spoke with Senator Victoria Gu from South Kingstown, and she would like more Rhode Island communities to allow ADUs because they have proven to increase the stock of affordable rental housing in Rhode Island suburbs and rural exurbs. She met with Chairman Plain at an ADU he is building on a rental property that he owns in East Greenwich, and they brainstormed strategies for where ADUs make the most sense in Rhode Island's suburbs and rural exurbs. Plain told the Committee that he suggested to Senator Gu that ADUs could be allowed on properties that have access to public water.* Bryer said that the American Planning Association's Rhode Island Chapter suggested a change of zoning by lot size and not zoning district because the current law is based on a zoning district over 20,000 sq feet in size regardless of the lot size. Also that they should not be allowed to short term rent them and they should be required to long term rent if rented.

Discussion of water ensued. Meagher said that the water system in Jamestown could be at risk with ADUs and STR. *Chairman Plain said he thinks this is hyperbolic and doesn't think it is*

*ADUs that poses a risk to the Jamestown's water supply. He said that ADUs use less water than the large single-family homes being built in Jamestown. He said there are much more effective policy strategies to protect local public water supplies than prohibiting non-family ADUs, such as requiring cistern systems for gray water in all new construction, or further restricting the ability to use public water to fill swimming pools and/or water lawns.*

*Chairman Plain said he spoke with the South Kingstown planners about ADUs. South Kingstown offers a 10-year tax abatement on new ADUs and they have only seen 12 ADUs built within the past two years. Plain said that for all that fear-mongering rhetoric that happens regarding ADUS, there are very few being built in Rhode Island for non-family members, even when they are being encouraged.*

Size of ADUs was discussed. In South Kingstown, an ADU is 1 bedroom no larger than 750 sq ft. In Jamestown Accessory Family Dwelling Units (AFDUs) are typically 1-2 bedrooms.

**IV. Report/White Paper on Affordable Housing in Jamestown** - review, discussion and/or action and/or vote (10 min)

A draft memo written by Case was distributed to the committee prior to the meeting. Case explained that the data from the memo was from a 2005 Jamestown Affordable Housing Plan. Discussion ensued regarding the 2015 Comprehensive Plan (Comp Plan). The Comp Plan included the revised and updated Affordable Housing Plan, which was broken out separately in 2005 when the state requirement came into effect.

The memo assesses the current situation, offers practical options for moving forward and proposes options for financial considerations. Progress in Jamestown has been slow.

Discussion on funding ensued. The Affordable Housing Trust received \$25,000 as a start. It was a difficult funding year due to school crisis. A question about implementing an impact fee was raised, however, impact fee is only for schools, not affordable housing.

The white paper draft coinciding with the budget cycle of the Town Council works in our favor. Between now and our next meeting send information to Case.

**V. Community Land Trust** - review, discussion and/or action and/or vote (10 min) - none

**VI. Tools and Techniques for Creating Affordable Housing in Jamestown** - review, discussion and/or action and/or vote (5 min) - none

**VII. Member Reports** (5 min) - none

**VIII. Executive Session**

1. Town-owned land - review, discussion and/or action and/or vote (10 min) - none

**IX. Future meetings and agenda items of Affordable Housing Committee** - review, discussion and/or action and/or vote

The Planning Commission is having Zoning Ordinance Hearings on March 15 and April 19, if

there are applications then they will have to meet at 5 or 6:00pm.

The focus of March meeting will be the White Paper and the focus of the April meeting will be Town Owned Land in executive session.

**X. Adjournment**

A motion to adjourn at 6:16pm was moved by Pease and seconded by Case. All in favor.

*\*Amendments from Chair Plain*