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Planning Board Members
Thomas Breckel
Mr. Gregory Burr
Christina D. DiComes, D.M.D.
Allan Mawhiney, MACCCSp

JOHNSTON PLANNING BOARD
Public Hearing Meeting Minutes
December 14, 2004

I. Roll Call

The December 14, 2004 meeting was called to order at 7:35 P.M. in the Johnston Municipal Court. Present were Mr. Breckel, Mr. Burr, Mr. D'Amico, Mr. Kaye, Mr. Mawhiney and Chairman Mr. Riccio, Town Planner Ms. Jeanne Tracey-McAreavey. Absent were Ms. DiComes and Town Assistant Solicitor Stephanie DiMaio-Rivee.

II. Business Items

A. Public Hearing - Town of Johnston Planning Board-Affordable Housing Plan

The public hearing for the Town of Johnston Affordable Housing Plan amendment to the comprehensive plan was open to the public at 7:40 PM. The Planning Board sat in joint session with the Johnston Town Council.

Motion to open public hearing by Mr. Burr. Second by Mr. Mawhiney.
Discussion none. Motion carried 6-0.

Mr. Riccio opened the meeting with a review of the document and revisions made from the last meeting.

The following changes were made:

1. Pg 45 Paragraph 3
 - a. Change: "and not appear to be substantially different from" to "so as to be consistent with"
2. Page 46 Paragraph 2
 - a. Change: "and not appear to be substantially different from" to "so as to be consistent with"
3. Page 47, Section 1-F
 - a. Insert paragraph with revision "continue to allow attached family "in-law" apartment by special use permit per current zoning regulations."
 - b. Second paragraph change to "clustering" from "massing".

- c. Third paragraph - Change: “and not appear to be substantially different from” to “so as to be consistent with”
 - d. Third paragraph strike first sentence.
4. Page 48, Section 1-I
 - a. Second paragraph, add on to first sentence “in consultation with the Town Council”
 - b. Second sentence removed
 - c. Last sentence modified, “and the establishment and appointment of the Supervisory Board” removed.
5. Page 49, Goal 2
 - a. First paragraph remove parentheses and change “is” to “are”
 - b. Page 50 & 51, Goal 2, remove numbers 2, 3, 4, 5, 6, 8 from suggested sites for possible development.
6. Map to be inserted and numbers to be updated based on changes made.

Meeting was open for public comment.

Mr. David Russo, Johnston Public Housing, made remarks on the document as it pertained to the Johnston Housing Authority. Mr. Russo stated that Goal 5 is to be in partnership with the town and inclusion of the in-law apartments is ambitious. Items 2F and 3G on Page 24 to be removed per discussion. Page 25, last paragraph, a correction to number of applicants and vouchers was give by Mr. Russo. Mr. Russo suggested we should be able to count vouchers given to residents to fund private housing to residents. Presently the state does not allow this to be added to our count of low income housing as pointed out by the Town Planner. Mr. Russo will work with Town Planner to re-write last paragraph of page 25.

The housing authority is looking at land on Victor Street that is owned by the town. The Johnston Housing Authority is presently applying for funding next year and the goal is to build 50 units in the town. Mr. Russo asked about where moneys would come from in the trust specified in the amendment. It was stated if a developer didn't want to incorporate a low/moderate income provision in their project they could pay a fee in lieu of setting aside units.

Mr. Russo stated the town's needs right now were for rental units and not to provide units for sale in the 200K range. People can't afford it that are in need of low/moderate income housing.

No one else had comments from the audience on the plan.

Motion to close public hearing made by Mr. Kaye. Second by Mr. Mawhiney. Discussion none. Motion carries 6-0

Motion made to adopt the Affordable Housing Plan as an amendment to the Town of Johnston's comprehensive plan with the discussed changes made at the meeting by Mr. D'Amico. Second by Mr. Burr. Discussion: none. Motion passes by individual vote 6-0

III. Adjourn.

Motion to adjourn is made by Mr. Burr. Second by Mr. Breckel. Motion passes 6-0.

Meeting is adjourned at 9:20 P.M.

Warren S. Kaye, Secretary