

**TOWN OF BARRINGTON
HOUSING BOARD OF TRUSTEES**

Tuesday, December 18, 2012, 7:00 PM

Present: Steve Martin, Chairperson

Ben Copple

Molly Lee

Carla DeStefano

Kenneth Satterley

Linda Testa

Michael Winitsky

Also present: June Speakman, Town Council Chairperson, Kate Weymouth, Town Council Member.

MINUTES OF MEETING

- **Mr. Martin called the meeting to order. Mr. Martin announced that Lori Rose was stepping down from the committee.**

- **Mr. Martin then asked for a motion to approve the minutes from the October 2012 and November 2012 meetings. Motion was made by Mr. Winitsky seconded by Ms. DeStefano, vote was unanimous to approve.**

- **Mr. Martin then asked Mr. Anthony Dipietro from West Elmwood Housing Development Corp. to update the committee on the status of the Walker Farm Lane project:**

- o **Mr. Dipietro told the committee that unit numbers 17 and 19 are under contract as well as the home that was originally sold and then bought back by Rhode Island Housing. This leaves unsold the three homes that border on County Road. Mr. Dipietro stated that these three homes are listed at \$210,000 and that WEHDC has asked the Barrington Housing Trustees to provide financial help to prospective buyers, which essentially would bring the price down to \$200,000.**

- o **This request elicited a discussion by the committee on the merits of a \$10,000 buyer assistance. Ms. Lee said she had difficulty understanding the reason for this request, and she requested that WEHDC come back to the committee with a case by case request. Mr. Martin stated that this committee does not have any money. This statement opened up a discussion of other possible sources of**

financing. The suggestion was made to explore the use of the Spencer Trust. This idea raised the question as to whether the Spencer Trust would be willing to assume a second mortgage on the properties. Mr. Martin stated that any decisions of this nature would rest in the hands of the Town Manger.

- **Mr. Martin then asked Ms. Lee to update the committee on the Bluemead development:**

- o **Ms. Lee stated that two of the larger lots set aside for affordable housing could be reconfigured to provide three smaller house lots. Ms. Lee asked the committee for their comments on this idea. This opened up a discussion by the committee on lot sizes, style of homes that could be built (single family, single family with a rental apartment, etc). Also, the sequence of when to build, considering that the development will consist of a mix of home prices. Ms. Martin said that this is a first for a development of this type.**

- o **A member of the audience commented that the committee was discussing many ideas and suggestions and that the committee needs to be clear on the state regulations and the town's Comprehensive plan. Mr. Martin countered that this committee was just voicing their thoughts and ideas and that any final decisions would be up to the Planning Board and the town's solicitor.**

- **Mr. Martin then asked Ms. Testa to update the committee on the availability of any build able lots in town:**

- o **Ms. Testa spoke about her research into “Cottages on the Greene”, an East Greenwich development, which is built on a 0.85 acre lot. This development consists of 15 mixed income units. Ms. Testa went on to say that Barrington has a number of lots of this size or larger that could be ideal for an elderly housing development, assuming someone would be willing to build such a development.**

- **Mr. Martin stated we need to move forward on the George Street property, starting with the RFQ. He told the committee he would be willing to develop the draft but would like to incorporate ideas from the committee. The following are the suggestions from the committee:**

- o **Housing Board of Trustees will retain site plan review rights.**

- o **Housing Board of Trustees will retain architectural review rights**

- o **Emphasis on long term affordability/renewable energy.**

- o State income levels to be served.**

- o Market rate/affordable mix (minimum 50% affordable).**

- o Senior housing or family.**

- o Preference for home ownership.**

- Mr. Martin made a motion to adjourn the meeting, seconded by Ms. Lee, vote was unanimous to approve.**

Next meeting is scheduled for January 15, 2013 at 7 pm