

# HOUSING BOARD OF TRUSTEES

Tuesday, October 21, 2014, 7:00 PM

Present: Steve Boyajian  
Chris Brady  
Ben Copple  
Kenneth Satterley  
Richard Staples  
Mike Winitsky

Also present: Kate Weymouth, Town Council Member and Paul Dulchin, Planning Board Liaison.

## MINUTES OF MEETING

- As Mr. Staples was running late, Mr. Copple made a motion to nominate Mr. Boyajian as the acting Chair, motion seconded by Mr. Winitsky vote was unanimous to approve.
- Mr. Boyajian proposed tabling the approval of the minutes of the September meeting until November.
- Ms. Weymouth spoke about the Sokoloff Associates Plan and that the final plan will be presented at the next Town Council meeting. Mr. Boyajian said he was impressed on how quickly the process has taken.
  - The next step will be for the plan to be presented to the Appropriations Committee who have the authority to approve the cost of the plan.
- Ms. Weymouth spoke briefly about the old Zion property which is now before the Planning Board. The contractor is proposing to build a number of independent senior living units, a nursing home. With a number of the independent living units being designated as affordable.
- Ms. Weymouth spoke about the Palmer River project and Blue Mead all having a positive effect on working towards the affordable housing goal. Mr. Staples informing the committee that Rhode Island Housing is pleased with town and that it has an active housing board.

- Regarding the proposed changes to the town's Comprehensive Plan, Mr. Boyajian voiced his concern that the 10% goal is aspirational considering the number of lots in the town that could potentially be designated as affordable. Mr. Staples countered that the Sokoloff Associates Plan could be considered inspirational and that over time a concept will develop that will work to meet this goal.
  - In an attempt to find more affordable units the committee discussed the incentives to developers to develop small lots that are allowed by the town's Comprehensive Plan.
  - Mr. Dulchin stated that the Planning Board were not overly enthusiastic regarding the fee-in-lieu option the developers could opt to pay the town. Mr. Staples explained that any money generated by this option could go a long way to help in the rehab properties, as proposed by the Sokoloff Plan.
  - Ms. Weymouth suggested that if the Planning Board were educated on how this money could be used to augment the revolving fund as outlined in Sokoloff Plan they may find the option more appealing
- Ms. Weymouth spoke about a proposal from the Friends of Nockum Hill to sell an acre of the town owned property at 139 George St. Included with this land is the empty ranch house. The proceeds from the sale would be used to pay back the money borrowed from the Spencer Trust Fund. The remaining 1.8 acres would remain agricultural and could be leased to Four Town Farm.
  - The housing board would like to find a way to rehab the unoccupied house and then sell the unit as a deed restricted property. The alternative is to sell the property to a developer who in all likelihood would tear down the structure and build a fair market unit.
  - Ms. Weymouth would like to see a proposed from this committee at the December Town Council meeting. Mr. Staples said he would research some options.

Mr. Staples then moved to adjourn the meeting, vote was unanimous to approve.

Next meeting is scheduled for November 18, 2014 at 7 pm.