

South Kingstown Affordable Housing Collaborative
Thursday, August 26, 2010

Meeting Minutes

The regular monthly meeting of the South Kingstown Affordable Housing Collaborative was held on Thursday, August 26, 2010 in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield, RI.

The roll call was as follows:

Marc Archambault	Present	Cheryl Hartnett	Present
John Taylor Ellis	Present	Geoffrey Marchant	Absent
Jean Olivier Johnson	Present	Paul Jordan	Present
Jean Paul Virgilio	Absent		

Staff member Vincent Murray, Director of Planning and Ken Kenerson, Planning Board ex-officio member, were also present.

1. Call to Order

The meeting was called to order at 7:02 p.m. by Chair Taylor Ellis.

2. Approval of Minutes

Mr. Archambault made a motion, Mr. Jordan seconded; motion carried: "To approve the minutes of the July 22, 2010 meeting as revised."

VOTE: Ellis – aye Archambault – aye Hartnett – aye Jordan – aye

Ms. Johnson arrived.

3. Advisory Review, Master Plan of Old North Village Comprehensive Permit Application, Proposed Four-unit Affordable Housing Development, 130 Old North Road, Kingston, AP 23-3, Lot 117, South County Habitat for Humanity, Applicant; URI Board of Governors, Owner.

Mr. Murray explained that Habitat for Humanity held an architectural design competition for these four units. The project seems to be a good fit for the area because it is generally consistent with the surrounding zoning designations and will be connected to Town water and sewer. The Collaborative members discussed driveways, drainage, 60% AMI, Habitat for Humanity's reputation in the community, taxes, property maintenance (Habitat for Humanity will own the land), and building design (units will be LEED certified). The Planning Board will hold a Conceptual Master Plan Public Informational Meeting for Old North Village on September 14, 2010.

Mr. Murray indicated that staff would prepare correspondence outlining recommendations to the Planning Board on behalf of the AHC.

Ms. Johnson made a motion, Ms. Hartnett seconded; motion carried: “The Affordable Housing Collaborative supports the Old North Village Comprehensive Permit Application and urges the Planning Board to look favorably upon the project.”

VOTE: Ellis – aye Archambault – aye Hartnett – aye Jordan – aye Johnson - aye

4. Advisory Review, Preliminary Plan of The Glen at Saugatucket, North Road, Peace Dale, AP 41-1, Lot 1, a Proposed Fourteen-lot/unit Residential Development (with Two Affordable Units Included), South County Sand and Gravel, Inc. Owner/applicant.

The developer of the Glen at Saugatucket has asked for a one month deferral on the project; therefore, the Collaborative could postpone its review until the September meeting. It has Master Plan approval for fourteen single-family homes with two affordable units and will have a community septic system.

Discussion ensued relative to the proximity of the site to the stone crushing plant, drainage issues, landscaping, zoning, management of water quality, maintenance of the open space and the homeowner’s association for the subdivision. Mr. Archambault suggested that a funding mechanism (capitalization) should be in place for the homeowner’s association relative to the community septic system since it will require ongoing maintenance and replacement over time.

5. Discussion of Town Website Posting Re: Public Education on Affordable Housing Issues

The Collaborative reviewed the draft posting of the AHC page of the Town’s website relative to public education on affordable housing issues. Mr. Murray had added pictures for interest purposes and related links. He will finalize and post the document as well as a GIS map of affordable housing in South Kingstown on the website before the next AHC meeting. Discussion ensued relative to edits and suggestions.

Mr. Archambault suggested that the Collaborative sponsors a marketing mailing that features the importance of affordable housing, how to help, how to make a donation, etc. in conjunction with an Affordable Housing Night in the spring. He suggested that perhaps a sponsor could be found who would pay for the cards and the mailing.

6. Election of Collaborative Officers

After some discussion by the Collaborative, Mr. Ellis made a motion, Mr. Archambault seconded; motion carried: “To nominate Paul Jordan as the next Chair of the Affordable Housing Collaborative.”

VOTE: Ellis – aye Archambault – aye Hartnett – aye Jordan – aye Johnson - aye

Mr. Ellis made a motion, Mr. Jordan seconded; motion carried: “To nominate Marc Archambault as Vice-chair of the Affordable Housing Collaborative.”

VOTE: Ellis – aye Archambault – aye Hartnett – aye Jordan – aye Johnson - aye

7. Other Items of Concern and Interest

Mr. Jordan announced that, due to a very positive response, the recent GrowSmart training on affordable housing will be repeated in the near future. The format will be simplified and the course will be offered in the evening.

Mr. Archambault and Ms. Hartnett congratulated and thanked Mr. Ellis on the fine job he did as Chair of the AHC.

Mr. Ellis mentioned that Housing Works RI is hosting several upcoming public events (a new book release and its annual report on the state of affordable housing in Rhode Island).

Mr. Archambault stated that the RI Realtors may soon have money (\$ 50,000) available for affordable housing education for realtors, attorneys, bankers, title searchers, etc. This money will be provided by the National Association of Realtors.

The Collaborative members discussed the Comprehensive Permit process for Habitat for Humanity’s Old North Village project.

8. Adjournment

Mr. Archambault made a motion, Mr. Jordan seconded; motion carried: “To adjourn.”

VOTE: Ellis – aye Archambault – aye Hartnett – aye Jordan – aye Johnson - aye

The meeting adjourned at 8:20 p.m.