

Town of Richmond  
AFFORDABLE HOUSING COMMITTEE  
*Minutes of March 20, 2023*

Present Were: Bruce Olean, Chair  
Denise Stetson  
Jessica Purcell  
Bryce Kelley  
Pierre Duval

Also Present: Shaun Lacey, Town Planner  
Suzanne Paton, Richmond Rural Preservation Land Trust  
Antonia Bryson, Richmond Rural Preservation Land Trust

A. Call to Order

The meeting was called to order at 5:02 p.m. by B. Olean. All members were present. P. Duval brought chocolate chip and snickerdoodle cookies from Stop & Shop. J. Purcell brought homemade funfetti cookies.

B. Approval of Minutes

- 1) December 19, 2022

**A motion was made by B. Kelley, seconded by D. Stetson, to approve the minutes of December 19, 2022 as presented. The motion passed unanimously (5-0).**

C. New Business

- 1) Discussion of affordable housing development and land conservation practices with the Richmond Rural Preservation Land Trust Land Protection Subcommittee

A. Bryson and S. Paton introduced themselves to the Committee and provided an overview of the role and responsibilities of the Richmond Rural Preservation Land Trust. A. Bryson stated that the Trustees are generally supportive of affordable housing and see value in higher-density residential development on smaller lots. S. Paton stated her support for conservation development design and mentioned that a recent conservation development donated land to the Trustees on Tug Hollow Road.

The Committee members and Land Protection Subcommittee discussed the concept of Transfer of Development Rights and how such a program may be mutually beneficial to both the Richmond Rural Preservation Land Trust and the Affordable Housing Committee. S. Lacey noted that a series of future meetings will need to be scheduled with town officials to educate them on the subject.

The Committee thanked the Land Protection Subcommittee for their attendance and noted that they would like to visit with the Richmond Rural Preservation Land Trust at a future meeting to meet all the Trustees.

2) Discussion of housing needs survey to residents

S. Lacey reported to the Committee that they have been invited to assist the Planning Board in developing a housing needs survey to help obtain public opinion about residential development throughout town and influence future policy decisions. He presented a draft of 26 survey questions prepared with the assistance from B. Olean and B. Kelley. Committee members reviewed the questions, discussed survey distribution methods, and the overall timing of the survey to residents and non-residents. The Committee agreed to allow staff and B. Kelley to continue refining the survey for future discussion before referring the draft survey to the Planning Board.

3) Discussion of Affordable Housing Committee webpage updates

S. Lacey stated that he updated the AHC webpage with more recent data derived from the HousingWorksRI 2022 Fact Book.

4) Update of 2023 State of Rhode Island legislative session related to housing and land use

This item was not discussed.

5) Discussion of current and pending affordable housing projects

- Richmond Place: 38 Stilson Road (AP 4B/59, 59-2 & 59-3) – S. Lacey noted that this development provides 18 affordable units and is still going through the local permitting process.
- Highlander Estates: 3 Carolina Nooseneck Road (AP 6D/1) – S. Lacey noted that this development provides two affordable units and will likely begin construction this year.
- Vineyard Hills: Punchbowl Trail (no address) (AP 5E/5) – S. Lacey stated that this development provides two affordable units but has been delayed subject to redesign.
- The Preserve at Boulder Hills, Phase 2B: 87 Kingstown Road (AP 5B/38 and 6B/2) – S. Lacey noted that this phase of development would provide three affordable units. The developer is likely to pay in-lieu fees instead of providing the units on-site.
- Beaver River Residential West: 159 Beaver River Road (AP 8E/2) – S. Lacey stated that this development provides one affordable unit and is still in the pre-application review stage.

D. Adjournment

**A motion was made by B. Olean, seconded by J. Purcell, to adjourn. The motion passed unanimously (5-0). The meeting adjourned at 7:17 pm.**