

Town of Richmond
AFFORDABLE HOUSING COMMITTEE
Minutes of June 21, 2021

Pursuant to Executive Order No. 20-05 on March 16, 2020, as extended by Gov. Daniel McKee, this meeting was teleconferenced via Zoom.

Present Were: Bruce Olean, Chair
Denise Stetson
Pierre Duval
Sean Cutting

Also Present: Shaun Lacey, Town Planner

A. Call to Order

The meeting was called to order at 6:09 p.m. by D. Stetson. It was noted that Chair B. Olean was running late.

B. Approval of Minutes

- 1) March 15, 2021

A motion was made by P. Duval, seconded by S. Cutting, to approve the minutes of March 15, 2021. The motion passed unanimously (3-0).

C. New Business

- 1) Allocation of fees in-lieu of affordable housing construction

S. Lacey informed the Committee that a developer has agreed to submit a payment in lieu of affordable housing construction for three dwelling units. Since the Town does not have a detailed procedure in place for how those funds may be allocated, it must amend Chapter 3.08 of the Richmond Code of Ordinances and the Housing Element of the Comprehensive Community Plan before the developer can submit payment. S. Lacey asked the Committee to prepare the amendments to those documents and provide a recommendation to the Town Council for adoption. The Committee agreed to meet on July 19th to review a first draft of the amendments (cookies might be provided). The Committee also agreed to share the working draft of the amendments with the Planning Board for review and comment prior to making a recommendation to the Town Council.

- 2) Pre-application of CT Narayanan, 35 Howland Avenue, East Providence, RI 02914 for a proposed 69-unit comprehensive permit located at 38 Stilson Road, Plat 4B Lots 59, 59-2 and 59-3, zoned GB

S. Lacey presented a comprehensive permit pre-application for a 69-unit multifamily residential development located at 38 Stilson Road. The project provides 18 units dedicated for low- and moderate-income families. The project merges three lots into one singular lot totaling just under 10 acres in area. All units will have two bedrooms, while the housing products range between duplexes, townhouses and a triplex. The density for the project is seven dwelling units per acre. The project will rely on Town water service and a communal septic system. The Committee inquired what the maximum residential density allows for within the GB district. S. Lacey replied that the district supports up to four dwelling units per acre; however, since the application would be processed as a comprehensive permit the Planning Board may evaluate the allowance for higher density residential development in exchange for providing a minimum of 25 percent affordability. The Committee recommended that the project provide sidewalks along Stilson Road to improve safety and pedestrian connectivity from the site to nearby amenities.

D. Continued Business

- 1) Roundtable discussion of affordable housing in Town, including:
 - Richmond Ridge
 - Fox Run
 - Highlander Estates
 - Meadow Brook Acres (pending)

S. Lacey provided an update of projects under construction. All of the 32 units within the Richmond Ridge development will be made affordable and the project nearly complete. Fox Run provides 25 affordable units and is also nearly complete. Highlander Estates is an eight-unit comprehensive permit that recently obtained master plan approval from the Planning Board. Two of those units will be dedicated to low- and moderate-income families. Meadow Brook Acres, Phase 2 is a pending subdivision that will total 20 dwelling units based upon previous phases. In accordance with the Town's inclusionary zoning ordinance, the project shall provide in lieu fees for affordable housing. S. Lacey noted that the Town has close to 80 affordable housing units approved or pending approval.

E. Adjournment

The next meeting of the Committee will be held on July 19, 2021.

A motion was made by D. Stetson, seconded by P. Duval, to adjourn. The motion passed unanimously (4-0). The meeting adjourned at 7:42 p.m.

Attested to by:



Shaun Lacey, AICP
Town Planner