



Westerly Planning Board – Special Meeting Minutes **Thursday, January 11, 2018 – 7:00 p.m.**

Development Services Conference Room, Westerly Town Hall
45 Broad Street, Westerly, RI 02891

A. CALL TO ORDER

The meeting was called to order by John Armstrong, Chair, at 7:00 p.m.

Members Present: John Armstrong, Chair; Richard Constantine, Vice Chair; Catherine DeNoia, Daniel Joubert, Christopher Lawlor and James Hall, Auxiliary

Members Absent: Salvatore Zito, Secretary

Staff Present: Benjamin Delaney, Planning Associate

B. APPROVAL OF MINUTES

A motion to approve the minutes of December 7, 2017 with the correction that Mr. Constantine called the meeting to order, was made by Mr. Constantine and seconded by Mr. Hall. The motion was **CARRIED** by unanimous vote.

C. COMPREHENSIVE PLAN REVIEW

1. Appendix I, Chapter 2: *Housing Opportunities*

Discussion was held regarding off-site affordable low- and-moderate income (LMI) housing and the 2010 Comprehensive Plan targeting the Town's densest neighborhoods for future affordable LMI housing production.

Mr. Delaney confirmed for Mr. Constantine all areas of the Town were subject to the Inclusionary Zoning Ordinance and a density bonus for Comprehensive Permits.

The Board was in consensus to consider eliminate "It is an... local housing market" from the chapter and consider it for inclusion as a potential action item in the Implementation Plan, which could be addressed by a revision of the Low and Moderate Income Housing Act.

Mr. Delaney stated for Mr. Lawlor he was unsure if fees-in-lieu remained an option, noting an affordable housing project currently under the Board's review had been unable to provide payment of a fee-in-lieu. He noted the fee may also be less than needed to produce affordable housing units. He stated for Mr. Armstrong the Westerly Housing Authority may be an organization which has the ability to produce affordable housing units with the use of paid fees. He stated for the Board the Code of Ordinances did not provide standards for the rehabilitation of existing units or construction of off-site units as affordable LMI housing to ensure their consistency with local neighborhood character.

The Board was in consensus to include the adoption of a policy to ensure the balance of fees-in-lieu collected by the Town can audited in a timely manner without difficulty.



The Board was in consensus to include reviewing standards for rehabilitation and off-site affordable LMI housing units in the Code of Ordinances as an action item.

Discussion was held regarding the possibility of initiating an earlier review process by State agencies for proposed projects seeking density bonuses.

The Board was in consensus that such a process could be considered and would seek additional input from the Town Planner.

The Board was in consensus to insert the sentence “The area of the undeveloped, buildable land remaining is unlikely to support larger developments which contain multiple units.” Regarding the HDR-6 Zoning District and confirm an appropriate action item was included in the draft Implementation Plan.

Mr. Delaney stated for Mr. Armstrong the density bonuses adopted in the Code of Ordinances could be revised in size. He stated for Mr. Joubert he was unsure of successful alternative tools used by comparable municipalities for affordable LMI housing production.

Ms. DeNoia confirmed an action item was proposed to enhance the regulations of the Salt Pond Overlay District regarding the allowable residential density within the Salt Pond Region Special Area Management Plan (SAMP).

The Board was in consensus to further discuss “The Town should... under comprehensive permits. The Town should... 4 unit structures. The Town should... types of allocations. Sometimes considered friendly... local housing needs. This more flexible... address local impacts.” during its review of the draft Implementation Plan.

Ms. DeNoia confirmed an action item was proposed to improve the Town’s Geographic Information System (GIS) capabilities.

The Board was in consensus to insert a sentence identifying the Affordable Housing Overlay District was not a necessary strategy as the Town had adopted an Inclusionary Zoning Ordinance which extended to all properties town-wide.

Discussion was held regarding the supply of motor vehicle parking downtown.

The Board was in consensus to eliminate “In [year], the... current recommendation is...” as the Board had not undertaken an evaluation mixed-use tools and no such evaluation had been initiated by the Town.

Discussion was held regarding affordable housing production in mixed-use developments and possible restrictions which could be placed on mixed-use developments with funds made available and distributed by the Town.

The Board was in consensus to seek additional input from the Town Planner.



The Board was in consensus a glossary of acronyms and initialisms should be created for inclusion in the draft Comprehensive Plan.

A motion to extend adjournment by 30 minutes was made by Mr. Joubert and seconded by Mr. Lawlor. The motion was **CARRIED** by unanimous vote.

The Board was in consensus the studying of Bradford as a possible Growth Center should be included as an action item in the draft Implementation Plan.

The Board was in consensus to eliminate the Downtown Arts District Affordable Housing Demonstration Project as a strategy due to the Town's reduced competitive advantage as a State-designated Arts and Entertainment District, the strategy being an incentive rather than production strategy and no demonstration project being identified.

D. ADJOURNMENT

A motion to adjourn was made by Mr. Constantine and seconded by Mr. Lawlor. The motion was **CARRIED** by unanimous vote at 10:31 p.m.

Respectfully submitted:



Benjamin Delaney

Benjamin Delaney
Planning Associate

Reviewed for submission:



Catherine DeNoia

Catherine DeNoia
Alternate Board Secretary