



Planning Commission Minutes of April 27, 2016 Meeting

1670 Flat River Road
Coventry, RI 02816

Meeting Called to order at 7:00 pm by Chairman Russell Crossman.

Members Present: Chairman Crossman, Vice-Chairman Nunes, Secretary Mr. Flynn, Mr. Crowe, Mr. Bouchard, Mr. Kalunian, Mr. Osenkowski and Ms. Fagan-Perry

Members Absent: Mr. Mattson

Also Present: Planning Director, Paul Sprague; CDBG Program Coordinator, Gail Hardink; Town Engineer, Robert Joyal; Attorney Veronica Assalone and Attorney Dianne Izzo

Mr. Crossman reviewed the exits in the room in case of an emergency.

Approval of Minutes:

February 24, 2016

March 09, 2016

Mr. Flynn made a motion to approve the meeting minutes. Ms. Fagan-Perry seconded. All members were in favor. Motion passed.

SITE WALK

The first item of the evening before the Planning Board was to schedule a site walk for:

Pre-Application/Sitewalk: “**Barber Street**”; S & S, LLC.

2 Lot Proposed Minor Residential Subdivision

AP 37 Lot 20; Zone R20

Barber Street, Carr Street & Lambert Street

Mr. Crossman asked if anyone would be representing the applicant. Mike ??? of 405 Tiogue Avenue came forward representing the applicant. Secretary Flynn offered the date of Wednesday 5/11/16 at 6 p.m. for the site walk and 5/12/16 at 6 p.m. for a rain date.

Mr. Crossman addressed the next item on the agenda - a site walk for:

Pre-Application/Sitewalk: “**Hope View Highlands**”; Coventry Land Company, LLC c/o Robert Deblois

Proposed 3-Lot Minor Cluster Subdivision w/Alternative 4-Lot Subdivision w/Street Creation.

AP 97, Lot 7, Zone RR2

Hope Furnace Road

Mr. Crossman asked if anyone would be representing the applicant. Sam Suorza of Coventry Survey Company of came forward representing the applicant. Secretary Flynn offered the date of Wednesday 5/11/16 at 7 p.m. for the site walk and 5/12/16 at 7 p.m. for a rain date. Discussion followed regarding the best place to park as parking after Picerne's is limited.

NEW BUSINESS

The first item of new business was to schedule a site walk for:

Pre-Application/Recommendation to Zoning: “Raptakis Plat”; Leonidas Raptakis

Proposed Minor 2-Lot Subdivision

AP 10, Lot 37; Zone R20

2080 Nooseneck Hill Road

Mr. Crossman asked if anyone would be representing the applicant. Leonidas Raptakis of 2080 Nooseneck Hill Road and Michael J. McCaffrey of 1380 Warwick Avenue came forward representing the applicant. Mr. Crossman indicated that this property was not on the SITEWALK but that the committee would want to have one. Mr. McCaffrey said that having spoken with Mr. Sprague earlier that day, it was what they had expected.

Secretary Flynn offered the date of Saturday 5/7/16 at 9 a.m. for the site walk and 5/14/16 at 9 a.m. for a rain date.

The next item was:

Preliminary/Final Plan: “Minor Subdivision Kevin N. Gregory”; Jamie L. Sardelli

Proposed Minor 2-Lot Subdivision

AP 103, Lot 22.1; Zone R20

Howard Avenue

Mr. Crossman asked if anyone would be representing the applicant. Kevin N. Gregory of 10 Red Fox Lane came forward. Mr. Crossman inquired about the applicant going before zoning. Mr. Gregory responded that they got approval from Zoning. Mr. Sprague added that Zoning gave approval after slightly moving the lot line and feels it is appropriate because lot line was off. The Board asked to see the plan and the altered lot line which actually made the lot smaller. Because they straightened the lot line it became non-conforming. Originally they had 2 good lots but with straightening the lot line the Zoning Board of Review granted a dimensional variance which the Planning Board(PB) had no problem. Discussion followed as to what type of Approval the PB would be granting and whether Mr. Gregory would have to come back before the planning board.

The PB agreed that the best way forward was to grant Preliminary Plan Approval.

Mr. Crossman then read the planning staff's recommendation.

The Planning Department recommends that the Planning Commission grant Preliminary Plan approval of the proposed two (2) lot Minor Residential Subdivision subject to the hereinafter stated conditions.

The proposed two (2) lot minor subdivision is consistent with the Town's Comprehensive Community Plan.

The Housing Element of the Plan encourages "infill development in eastern Coventry."¹ It is also consistent with the Goals, Objectives & Strategies of Rhode Island's Future Land use Plan which 'promotes infill and redevelopment with supporting amenities and services within existing neighborhoods.'²

Inasmuch as the applicant has secured dimensional relief for variances from the Zoning Board of Review, the proposed development meets the minimum dimensional requirements of the Town's Zoning Ordinance.

The applicant will need to secure OWTS approval from RIDEM respecting Parcel "A."

The applicant will need to secure approval from KCWA to connect to the public water supply prior to Final Plan approval.

It is within the Planning Commission's authority to allow that Final Plan proceed administratively.

Mr. Crossman asked for comments/discussion from the PB and if no discussion that a motion be made.

Mr. Nunes made the motion to approve the "Minor Subdivision Kevin N. Gregory," that it is consistent with the Town's Comprehensive Plan.

The proposed 2-lot Minor Subdivision is consistent with the Town's Comprehensive Community Plan. The Housing Element of the Plan encourages "infill development in eastern Coventry".

The Zoning, inasmuch as the applicant has secured dimensional variances from the Zoning Board of Review, the proposed development meets the minimal dimensional requirements of the Zoning Ordinance.

The stipulations are that:

1 Comprehensive Community Plan, D.4-8

2 R.I. State Land Use Policies & Plan, Land Use 2025, State Guide Element 121, p. 5-10

The applicant will need to secure OWTS approval from RI DEM respecting Parcel "A".

The applicant will also need to secure approval from KCWA to connect to the public water supply prior to final approval.

Once the OWTS and KCWA approval letters have been given to the town, then the final approval can go administratively.

Mr. Bouchard seconded the motion.

Mr. Crossman asked if there was any discussion. Hearing no discussion Mr. Crossman asked for a vote. Motion carried unanimously.

At 7:20 Chairman Crossman recused himself from the PY'16 CDBG application due to a conflict. Vice Chair Joshua Nunes took over as chair.

NEW BUSINESS

2nd Public Hearing

2016 Community Development Block Grant Application:

Planning Commission's Ranking/Review/Recommendation to the Town Council:

- *Planning Commission certification that the activities are consistent with the Town's Comprehensive Community Plan and local development ordinances/regulation;*
- *Rank the activities;*
- *Recommend the Town Council authorize the Town Manager to file the application.*

Coventry Planning Director Paul Sprague gave a presentation regarding the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program with the assistance of CDBG /Planning Assistant Gail Hardink. This program provides affordable housing and housing rehabilitation particularly in low income areas. The town applies for these funds every year and Mr. Sprague pointed out that since the Recession of 2007 the amount of these crucial funds has decreased. The Town manager will submit this grant requesting a total of \$164,000.00+ in funding

The Planning Commission is charged with review of the proposed CDBG items; to rank them and to give a favorable recommendation to the Town Council in order to authorize the Town Manager to submit the 2016 Application.

A Public hearing has already been conducted at the Planning Department office and now a 2nd Public Hearing is being conducted tonight to obtain comments on the proposed activities.

A PowerPoint presentation was referenced throughout the hearing. A copy is attached at the end of the minutes.

Mr. Sprague proceeded by stating the title of each activity needing to be ranked as well as those that don't and a very brief explanation of each. Subsequent slides reviewed included the current household income limits and more details on each activity.

Mr. Sprague commented as follows:

Housing Rehabilitation/Major Repairs is seeking \$50,000.00 but over the years HUD has had a decrease in the amount of money they have been able to secure based mainly on the economy/recession. Inadequate heating systems, leaking roofs, inadequate windows and accessibility ramps for the handicap are provided with these funds.

Coventry Housing Authority is seeking \$54,000.00 to assist them with one half the costs of replacements of 4 roofs on Mulhearn Drive and the other 2 buildings will be financed by Coventry Housing Authority's Capital Fund Grant. He added that the roofs are in a sad state of repair.

Coventry Housing Authority is taking the lead for the state by creating a Statewide Centralized Wait List Database for the Housing Choice Voucher Program to make the distribution of vouchers more efficient. The PowerPoint slide reflected 10,594 vouchers are appropriated to 26 housing authorities, some of which are duplicates in that they are applying to more than one location. The HCV Program is seeking \$50,000.00 for a web based system for applying and checking status of applications including training, marketing and advertising of the new system.

Coventry Housing Authority's 1st Time Homebuyer Assistance is seeking \$10,000.00 for low and moderate income home buyers for closing costs and a portion of their down payment with a maximum of \$7,500 per household.

The State Office of Housing and Community Development has set aside funding for replacement of Failed Septic System/Cesspools on an as needed basis therefore it will not need to be ranked by the Planning Commission.

Cornerstone Adult Daycare Services is being administrated by the Town of West Warwick and therefore they are applying for the funding of \$5,000.00 on behalf of Coventry.

The activities were then open to discussion by the Planning Commission members and responded to by Mr. Sprague and Ms. Hardink.

Ms. Fagan suggested changing the order of the components by moving the Mulhearn Drive roofing to number one as she felt fixing the housing of the elderly was the most imperative. The group concurred that they are all worthy causes but would move Mulhearn drive to the number one spot.

Mr. Kalunian asked for clarification on the number of households could be served with the \$10,000.00 being requested for 1st Time Homebuyers. Ms. Hardink explained these

funds, combined with approximately \$7,200.00 left in the 2013 funds; a total of 2-4 households could be benefitted.

Mr. Osenkowski questioned how the centralized data base worked and why Coventry is using their funds to support a state-wide project. It was explained that currently applicants have to go to the various locations to apply. The reason the Town of Coventry is applying for the funds is because Julie Leddy is ready to go forward with it and requesting the funds in our grant are not taking away from another activity. The \$50,000.00 in funding requested is to cover the State-wide system including advertising and other related costs. Once the system is in place the individual Authorities pay their share from their resources to maintain it in the future. Attorney Izzo brought focus to the problem with the current system in that it is extremely inefficient with low income people jumping through multiple hoops, making multiple applications. This also causes the numbers to be astronomical and incorrect. She added that she thinks it is wonderful that Coventry is taking the lead on this activity.

Mr. Nunes asked if there was any further discussion from the Planning Commission. As there was none, at this time a motion was made by Ms Fagan and seconded by Mr. Kalunian to open the Public Hearing. All were in favor; so moved.

Karen Carlson questioned if the application will be presented again to Council to which Mr. Nunes answered it would be.

Mr. Bouchard made a motion to close the Public Hearing. Mr. Crowe seconded the motion. All were in favor; so moved.

No further discussion at this time.

Mr. Bouchard made a motion that each of the applications for the Community Development Block Grant is consistent with the Town's Comprehensive Community Plan and local regulations:

- *The proposed activities promote safe, decent housing through the code enforcement and housing rehabilitation;*
- *The Plan provides that the Town should apply for and utilize Community Development Block Grant funds to stimulate housing and neighborhood revitalization in areas of low and moderate income housing;*
- *A goal of the Plan is to provide affordable housing opportunities for residents of Coventry through appropriate new housing and neighborhood revitalization.*

The Planning Commission ranks the proposed activities in the following descending order of benefit to Coventry's low income resident, #1 being the highest priority and #4 being the lowest priority:

1. *CHA/Roofs for 4 Buildings/48 Units on Mulhearn Drive*
2. *Housing Rehabilitation/Major Repairs*
3. *CHA/State-wide Centralized Wait List – HVC Programs*
4. *CHAC/1st Time Buyer Closing Assistance*

And that the Planning Commission recommends that the Town Council authorize the Town Manager to submit the Community Development Block Grant application to the State Office of Housing and Community Development.”

Ms Fagan seconded the motion. All were in favor. Motion passed.

Mr. Crossman then resumed as Chairman of the meeting at 7:39.

No further discussion took place.

A motion was then made by Mr. Nunes to adjourn the meeting. Ms. Fagan seconded. All members in favor. Motion passed.

Meeting adjourned at 7:45 pm.

Minutes prepared by Kathy Gray