

**RESOLUTION NO. 26-02**

**TOWN OF SCITUATE  
STATE OF RHODE ISLAND**

**RESOLUTION IN SUPPORT OF H 7446**

**WHEREAS,** The Town Council of the Town of Scituate is vested with the authority to administer the affairs of the Town, and the protection of the health, safety, welfare, and drinking water resources of its residents is a matter of paramount importance to the Town Council; and

**WHEREAS,** House Bill H 7446, Low and Moderate Income Housing, would amend Rhode Island's Low and Moderate Income Housing Act to encourage responsible housing development while protecting public water supplies by requiring documentation that public water or sewer systems have capacity to support any proposed increase in housing density before development approval; and

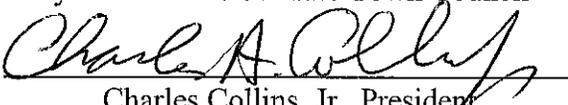
**WHEREAS,** The Town Council has reviewed the concerns set forth in the attached letter, including that the current law allows a density bonus of up to eight housing units per acre in areas that support drinking water, which can significantly increase development intensity and threaten drinking water and groundwater supplies if not responsibly regulated; and

**WHEREAS,** The Town Council supports the need for more low and moderate income housing in Rhode Island, but finds that such housing must be developed in a manner that does not pollute drinking water or overextend limited groundwater supplies, and that H 7446 advances that purpose; and

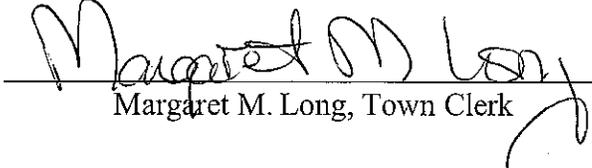
**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Scituate hereby supports H 7446, Low and Moderate Income Housing, and respectfully urges the House Municipal Government and Housing Committee and the Rhode Island General Assembly to adopt and enact this legislation.

**BE IT FURTHER RESOLVED** that the Town Council President and the Town Clerk are hereby authorized and directed to transmit the attached support letter dated March 12, 2026 to the House Municipal Government and Housing Committee and to take any further actions necessary consistent with this Resolution.

This RESOLUTION shall take effect upon the date hereof.

By Order of the Scituate Town Council  
  
Charles Collins, Jr., President

IN WITNESS WHEREOF, I hereby attach my hand and the official seal of the Town of Scituate this 12th day of March, 2026.

  
Margaret M. Long, Town Clerk



# Town of Scituate

195 DANIELSON PIKE  
P.O. BOX 328  
NORTH SCITUATE, RHODE ISLAND 02857

March 12, 2026

House Municipal Government and Housing Committee  
Rhode Island General Assembly  
82 Smith Street  
Providence, RI 02903  
RE: Support H 7446 Low and Moderate Income Housing

Dear Chairman Casey and Members of the Committee:

On behalf of the Scituate Town Council, I am respectfully urging the Committee to adopt H 7446. I commend the sponsor of this important legislation, Representative Megan Cotter and the co-sponsors, Representatives McGaw, Fogarty, Edwards, Santucci, Quattrocchi, Chippendale, Casimiro, Newberry and Roberts for their leadership in recognizing the need to reform Rhode Island's Low and Moderate Income (LMI) Housing Act to encourage more responsible housing development.

This bill provides common sense amendments to accommodate low and moderate income housing without negatively impacting the quantity or quality of RI's precious and irreplaceable drinking water supplies. The bill also adds important language that the capacity of public water or sewer systems be documented to support the proposed increase in housing density before a development can be approved. The current law only requires developers to cite that public water or sewer systems are available. It is irresponsible to build more housing in areas that would exceed the capacity of either drinking water or sewer systems to serve that development.

We were extremely alarmed to learn that the current LMI act allows a density bonus up to 8 housing units per acre in areas that support drinking water. That's an increase from one house in a two acre zone to 17 houses or a 1700% increase in density! If a development had 25 two acre lots the density skyrockets from 25 houses to 425! That doesn't include the potential for each lot to also have an accessory dwelling unit or the units to be duplexes. That's an extremely excessive density bonus.

We support the need for more low and moderate income housing in RI. However, housing must be developed that doesn't pollute drinking water or over extend limited ground water drinking supplies. RI must have clean, safe and sustainable drinking water supplies to support existing and encourage future growth and economic development. The future prosperity of Rhode Island depends on it. I urge the committee to adopt this bill.

Thank you for the opportunity to comment

Sincerely,

Charles Collins, Jr.  
Scituate Town Council President

Cc: House Speaker Shekarchi, Representative Quattrocchi, Senator Rogers