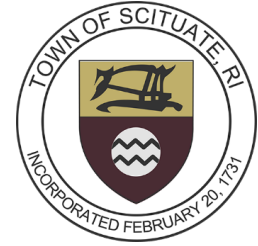




*Town of Scituate*  
*Rhode Island*  
*Conservation Commission*  
*and*  
*Land Trust*



House Municipal Government and Housing Committee  
Rhode Island General Assembly  
82 Smith Street  
Providence, RI 02903  
RE: Support H 8032 Low and Moderate Income Housing

April 6, 2026

Dear Chairman Casey and Members of the Committee:

On behalf of the Scituate Conservation Commission and Scituate Land Trust, we respectfully urge the Committee to adopt H 8032 **with the changes outlines below**. We commend the sponsor of this important legislation, Representative Megan Cotter and the co-sponsors, Representatives McGaw, Fogarty, Edwards, Santucci, Quattrochi, 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, as written, protects areas in **GAA Groundwater Classifications** and 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; **however, the bill does not go far enough in protecting areas surrounding drinking water reservoirs and should include all watersheds associated with drinking water reservoirs**. The current law only requires developers to cite if public water or sewer systems are available or not. It is irresponsible to build more housing in areas that would exceed the capacity of either drinking water, sewers, or septic systems to serve that development. The Town of Scituate and its residents have the responsibility of acting as stewards for the Scituate Reservoir and take that responsibility very seriously. **An LMI Housing Act which protects the drinking water supply for 60% of Rhode Islanders is imperative to the successful future of our entire state.**

We were extremely alarmed to learn that the current LMI Housing Act allows a density bonus up to 8 housing units per acre in areas that support drinking water and **within the Scituate Reservoir watershed**. That's an increase from one house in a two-acre zone to 17 houses or a 1700% increase in density! 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 in a responsible way that doesn't pollute or overextend limited drinking water resources. RI must have clean, safe and sustainable drinking water supplies to support existing development, and encourage future growth and economic development. The future prosperity of Rhode Island depends on it. We strongly urge the committee to adopt this bill.

Thank you for the opportunity to comment.

Sincerely,

Cynthia M. Gianfrancesco  
Chair – Scituate Conservation Commission

Robert K. Bower  
Chair – Scituate Land Trust

Cc: House Speaker Shekarchi  
Representative Quattrochi  
Senator Rodgers