

April 12, 2010

Present: Liddy Adams, Wayne Hileman, Andy O'Hazo, Jean Suddaby, Sue Werkhoven

Call to Order

The regular meeting of the Housing Commission was called to order at 5:05 pm by Chairman Wayne Hileman.

Minutes of March 8, 2010 Regular Meeting

Liddy Adams moved to accept the minutes. Andy O'Hazo seconded the motion, which was approved unanimously.

Inclusion of Items Not on Agenda

Two items were added to the agenda by unanimous consent.

1. Wayne Hileman informed members about an upcoming HOMEConnecticut Question-and-Answer program on Wednesday, April 21 from 2-4 at the Lyceum, 227 Lawrence Street, Hartford, CT.
2. Wayne Hileman attended a presentation on March 25 given by architect Peter Talbot regarding his Mill Race Road proposal. Wayne reported that the meeting was well attended by the public. The general response was positive since the approach would be one of proceeding in stages. A sensible first step would be to spend a little to gather more data on the flood plain and explore other preliminary possibilities.

Updates

A. A Few Good Acres – 294 Sabbaday Lane

Wayne Hileman informed members that the parcel would probably be appraised sometime this week. If the appraisal is such that both the Housing Commission and the owner are comfortable, then the next step would be to do some preliminary site work. After that, the two parties can enter into a formal agreement. At the next meeting, the Housing Commission may need to recommend some funds for engineering costs.

Working Discussion

A. New Residential Zones for Village Centers

Wayne Hileman distributed a handout with some sample zoning language for a village residential district along with handouts of New Milford's and Woodbury's zoning language for 55+ age-restricted districts. Woodbury's regulation is entitled "Elderly Housing Overlay District" and New Milford's is entitled "Active Adult Community Zone".

B. Map of Prior Housing Growth

On a large road map of the town, members used colored stickers to show the locations of single family houses, accessory apartments, and other dwellings built in the last 20 years, from 1989 to 2009. The purpose is to help people visualize the need for density zones. The map is on display in the Land Use Room.

Adjourn

Sue Werkhoven moved to adjourn the meeting. Andy O'Hazo seconded the motion which was approved unanimously. The meeting adjourned at 6:30 pm.

The next regularly scheduled meeting will be on Monday, May 10, 2010, in the Land Use Room at Town Hall.

Respectfully submitted,
Patte Doran
Secretary