

# February 8, 2010

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

**Visitors:** Chris Charles, Peter Talbot

## Call to Order

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

## Minutes of January 11, 2010 Regular Meeting

Sue Werkhoven moved to accept the minutes as submitted. Wayne Hileman seconded the motion, which was approved unanimously.

## Updates

### A. Wykeham Rise LLC – Affordable Housing Application

The Wykeham Rise LLC project has not yet filed its zoning application so there is no movement to report on this project.

### B. Few Good Acres Initiative – 294 Sabbaday Lane

Wayne, Liddy and Andy walked the parcel being considered with surveyor Michael Alex and one of the owners to discuss the parcel's parameters. The surveyor will do some preliminary work for the Housing Commission and owners to look at.

## Working Discussion

### A. New residential Zones for Village Centers

Chairman Wayne Hileman invited Peter Talbot to the table to join members in a discussion of this topic.

Peter Talbot informed the Housing Commission that he has scheduled a special informal meeting with the Board of Selectmen for March 24 at 5:30 p.m. He will read into the record plan ideas for developing the 16 Titus Road property. He would include the letters of support he has received from the Housing, Planning, and Conservation Commissions on his exploring ways to develop this area. Peter's goal would be to use thoughtful planning for this area in order to benefit the entire village center

At the March 24th meeting, Peter will share research he has done, the responses he has received from Town Commissions and adjacent property owners, 15 of whom he has contacted with 9 responding so far. He will answer questions from the Board of Selectmen and the public and listen to their observations.

Housing Commission members discussed various issues related to this topic, including use of FEMA and DOT maps, DEP recommendations, and possible aerial topographic maps of the town to be done at some point. Studies from such field work would be valuable to the town no matter what the future ideas for development might be.

The Washington Congregational Church, which owns the Ellsworth Apartments, liked the concept of creating future scenarios for the development of the village center but was not interested in participating in a dialog at this time. The Congregational Church also expressed some concern about whether future projects would necessitate a re-design of the apartment complex's septic system. Andy O'Hazo suggested getting the Church's permission to do some surveying and engineering assessments which wouldn't impact Ellsworth in any way.

Thanking Peter Talbot for the update, Wayne Hileman said he would love to see conversations on this topic occur with a larger part of the public involved.

Having sent the members information on why and how towns could use overlay zones, Wayne also gave out a Check Off Chart from the NW CT Regional Planning Collaborative titled "Housing Tools

Checklist". Wayne Hileman felt the use of overlay zones could help to provide housing opportunities for two segments of Washington's population whose housing needs merited more consideration, namely senior citizens and young families. He proposed recommending changes to the zoning rules to accommodate such an overlay zone. This zone would surround a village center, allowing for higher housing density for single family homes and, by special permit, age-restricted, multi-family housing such as condos and/or apartments for senior citizens.

Wayne recommended the Housing Commission begin crafting sample language for an amendment to the regulations. The members concurred.

### **Adjourn**

Wayne Hileman moved to adjourn the meeting. Jean Suddaby seconded the motion which was approved unanimously. The meeting adjourned at 6:10 pm.

The next regularly scheduled meeting will be on Monday, March 8, 2010, in the Land Use Room at Town Hall.

Respectfully submitted,  
Patte Doran  
Secretary