

May 10, 2010

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

Visitors: Peter Talbot, Chris Charles

Call to Order

The regular meeting of the Housing Commission was called to order at 5:00 pm by Chairman Wayne Hileman.

Minutes of April 12, 2010 Regular Meeting

Sue Werkhoven moved to accept the minutes. Liddy Adams seconded the motion, which was approved unanimously.

Items Not on Agenda

Wayne Hileman moved to change the order of updates, moving A to the end. Members consented unanimously.

WCHT – Myfield LLC Administration

The WCHT resigned as the Myfield Affordability Administrator. The WCHT has informed Myfield that they need to appoint another affordability administrator whose role is to screen applicants for one of the two units that has been designated as 'affordable'.

Town Budget – Affordable Housing Fund

At the May 20th Town Budget meeting, there will be two budget items pertaining to the Housing Commission. One is an amendment to the Housing Commission's Ordinance to allow for two alternate members. These are appointed by the Board of Selectmen. The second item is in regard to this fiscal year's annual allocation fund of \$25000 for the Housing Commission.

Few Good Acres Initiative – 272 Sabbaday Lane

Chairman Wayne Hileman made a motion to go into executive session to discuss a potential real estate transaction.

Andy O'Hazo seconded the motion, which was carried unanimously.

Wayne Hileman made a motion to come out of executive session.

Sue Werkhoven seconded the motion, which was carried unanimously.

No action will be taken on the matter discussed in executive session.

Old Business

A. New Residential Zones for Village Centers

1. Proposed Language for Residential Overlay Zone

Referring to the handout from the last meeting, members perused the sample language for a Washington Depot Residential District.

2. Map of Proposed Zone

Members discussed criteria for best determining what constituted 'the village center' with topography as one standard. Peter Talbot suggested another criterion be 'walking distance', perhaps a quarter mile from a point such as the Post Office or Town Hall. Smaller residential lot sizes within the village center would still be within the soil based zoning regulations.

3. Proposed Language for Special Permits for Age-Restricted Housing

Members had already looked at the zoning language used by New Milford and Woodbury for developing Age-Restricted Housing, which is defined as age 55 or older. Woodbury has created a floating overlay zone which allows for greater flexibility when an appropriate property becomes available.

Wayne Hileman said that the Housing Commission would continue exploring this concept.

Referring to the map displayed in the Land Use Room entitled "Housing Growth in Washington: 1999

– 2009, Peter Talbot suggested that it was a candidate for digitalization. The map could become a useful overlay showing housing growth relative to protected land. Chris Charles mentioned that it might be worthwhile to calculate what a total build out would look like by using the USDA's soil varieties designations.

Adjourn

Wayne Hileman moved to adjourn the meeting.

Liddy Adams seconded the motion which was approved unanimously.

The meeting adjourned at 6:25 pm.

The next regularly scheduled meeting will be on Monday, June 14, 2010, in the Land Use Room at Town Hall.

Respectfully submitted,

Patte Doran

Secretary