

July 12, 2010

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

Call to Order

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

Minutes of June 14, 2010 Regular Meeting

Jean Suddaby moved to accept the minutes as submitted. Andy O'Hazo seconded the motion, which was approved unanimously.

Inclusion of Items Not on Agenda

Liddy Adams moved to put the Town Beach House item at the end of the agenda. Jean Suddaby seconded the motion, which was approved 3-0, with Wayne Hileman abstaining.

Updates/Communications

A. Few Good Acres Initiative

Wayne Hileman reported that the Board of Selectmen approved the Housing Commission's request for an expenditure not to exceed \$1,500 from the Town's Affordable Housing Fund for perc and deep hole testing for the 272 Sabbaday Lane property. This money will not be spent until there is an accepted offer on this property.

Liddy Adams updated members on her work with First Selectman Mark Lyon to iron out the details regarding the Town's purchase of this land, on which an "affordable" house would be built in the future. In the course of their discussion, it was learned that there may be several ways that a property owner selling land to a charity or a municipality could receive a financial benefit. This information will be shared with the property owner.

Old Business

A. New Residential Zones for Village Centers

Wayne Hileman gave members a map of the Washington Depot village center and its adjacent area on which he had sketched a location for a new residential zone. Adding a visual to the suggestions for the language being proposed could be helpful when the Housing Commission discussed this proposal with the Board of Selectmen and other Commissions. He asked the members to bring their reactions and suggestions to the next meeting.

B. Alternate Commission Members

The Commissioners discussed ways to notify residents of the call for alternates and some possible candidates.

Inclusion of Items Not on Agenda

Wayne Hileman recused himself from this portion of the meeting, as he has filed a complaint against the Town in regard to this matter. He designated Vice Chair Liddy Adams to preside and left the premises.

Andy O'Hazo related what he had learned about whether the Beach Cottage might qualify as an "affordable" unit, thus warranting one and ½ points toward the town's affordable housing appeals list. There are four steps for obtaining the "affordability" designation. The household income must meet the state's criteria. The housing expenses must be no more than 30% of the renter's income. There must be a deed restriction for the unit for at least 12 months, which is then renewable. There must be a designated administrator to verify that all requirements are being met.

Adjourn

Andy O'Hazo moved to adjourn the meeting. Liddy Adams seconded the motion which was approved unanimously. The meeting adjourned at 5:50 pm.

The next regularly scheduled meeting will be on Monday, August 9, 2010, in the Land Use Room at

Town Hall.

Respectfully submitted,

Patte Doran

Secretary