

# November 8, 2010

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

## **Call to Order**

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

## **Minutes of October 4, 2010 Regular Meeting**

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

## **Updates/Communications**

### **A. Few Good Acres Initiative**

The Housing Commission has made an offer to the owner of the 272 Sabbaday Lane property. Negotiations are still in progress.

### **B. Planning Commission Subcommittee**

Before formulating the Town's next Plan of Conservation and Development that is due every ten years, the Planning Commission has requested that a subcommittee consisting of a member from each of the Commissions be formed to develop a framework. There will be two key focuses: housing and economic development. Wayne Hileman volunteered to represent the Housing Commission.

### **C. Ethics Training Seminar**

There will be an Ethics Training Seminar for town employees and members of Boards and Commissions from Washington and nearby towns on Tuesday, November 30 at 6 pm at Bryan Town Hall.

## **Old Business**

### **A. New Residential Zones for Village Centers**

Members discussed the analysis of data they compiled on new homes built in Washington over the past twenty years, specifically on house and lot size. The Average New Home was 3518 sq. ft. on 13.4 acres and the Median New Home was 2800 sq. ft. on 5.34 acres. These numbers tend to support the hypothesis being put forth by the Housing Commission that current land use regulations are contributing to the scattering of large houses throughout the rural landscape. The Housing Commission is exploring the idea of including regulations that would allow for more modestly sized (and priced) housing in and near the village center(s), thus encouraging more opportunities for seniors and young families.

## **New Business**

### **A. Studio Apartments- ZC Public Hearing**

The Zoning Commission has scheduled a public hearing this month on amending Special Permit regulations pertaining to the Conversion of an Older Home. Currently, there is a 550 sq. ft. minimum requirement for apartments in this category. A question arose about the discrepancy of Accessory Apartments having a minimum requirement of 400 square feet. Members discussed whether the square footage requirement should be eliminated while still in place for Housing in the Business District (also at 550 sq. ft.). The members discussed the various scenarios of minimum apartment sizes for Conversion of an Older Home, Housing in the Business District and Accessory Apartments, but could reach no consensus on a policy or recommendation. The Housing Commission will monitor the Public Hearing and wait until their next meeting to decide if a response is warranted.

**Adjourn**

The meeting adjourned at 6:03 pm.

The next regularly scheduled meeting will be on Monday, December 13, 2010, in the Land Use Room at Town Hall.

Respectfully submitted,

Patte Doran

Secretary