

# February 9, 2009

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

**Guests:** Paul Szymanski

**Visitors:** Peter Talbot, Laura Benn, Chris Charles, Resident

## **Call to Order**

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

## **Minutes of the January 12, 2009 Regular Meeting**

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

## **Continues Discussion on Incentive Housing Zone**

Paul Szymanski of Arthur H. Howland and Associates reported on the 16 Titus Road soil test results. He also gave members an Existing Conditions Map done in February of 2007. It shows the DEP's required channel encroachment line that buffers the Shepaug River. This buffer area allows for passive recreation only.

Paul Szymanski is volunteering his time to provide the Housing Commission information it could use if it decides to apply for a Technical Assistance Grant. This grant begins the process of establishing an Incentive Housing Zone (PA 07-4). (See previous months' minutes for explanation of this public act.)

Chairman Wayne Hileman filled Paul in on the details of a Technical Assistance Grant. The Housing Commission would like to be able to answer questions such as: What level of development could this parcel realistically support? What is the least density, for example, 16 units of single family homes? What would the parcel look like if separated into two pieces with one piece for open space? What configuration would be best for making a project look like a natural extension of the Depot?

Wayne thanked Paul for taking this on pro bono. The Housing Commission does not want to waste the Town's time and money pursuing any particular project but feels that finding out what this parcel could comfortably support would give the Town very useful information. If Paul's research shows that only marginal projects are viable, then the Housing Commission wouldn't continue to explore the situation.

Sue Werkhoven recalled that the Senior Survey showed strong interest by seniors in being able to downsize to smaller units, especially if these were near the village center. Could there be a place for some units on this parcel to address this demographic? Paul felt this was feasible, adding that mixed use housing was getting to be in demand.

Wayne Hileman said the Housing Commission was interested in exploring a combination of residential and commercial units, with the latter providing more rental opportunities for small businesses, especially since rents here are so high.

## **Update of "Few Good Acres" Sites**

Using numbers, not names, on a handout, Wayne Hileman updated members on the status of respondents to the "We're Looking for a Few Good Acres" letter of February 9, 2009. He has contacted all these by phone, letter, or email.

## **Preview of Pending and Potential Affordable Housing Applications**

A. Wayne Hileman attended the presentation by the Washington Partners LLC regarding their 108 New Milford Turnpike application. He felt that their proposal would be a very expensive proposition.

B. As to the Wykeham Rise LLC application at 101 Wykeham Road, Matthew Klauer has a very preliminary Plan B for this property which would consist of condos. But since there is still legal action pending regarding his earlier plan, Plan B's status is tentative.

Wayne Hileman had asked Matthew Klauer about the possibility of any limited equity family housing. Matthew said no. Instead there would be condos with 30 percent of the units affordable under PA8-

30G. He sees three ways the property could be developed: 1) an inn 2) a school or 3) multi family housing.

Regarding the latter, Wayne asked if Matthew if he would be willing to come before the Housing Commission in the format of a public hearing forum. Wayne reported that Matthew didn't believe an 8-30G application required a public hearing, but he was willing to appear at a public forum sponsored by the Housing Commission.

Visitor Peter Talbot asked the Housing Commission questions about the definition of affordability. He felt that a lot of people thought that Washington had met more than 10 percent of the affordability requirement. Wayne said only a little over 2 percent of Washington's housing stock currently meets the affordability definition. The State is now using a point system to designate affordability, with houses getting one point, senior rentals ½ point, and apartments 1 ½ points. The latter probably reflects the State's desire to encourage workforce housing.

### **Adjourn**

Wayne Hileman moved to adjourn the meeting. Jean Suddaby seconded the motion which was approved unanimously.

The meeting adjourned at 6:15pm.

The next regularly scheduled meeting will be on Monday, March 9, 2009, in the Land Use Room at Town Hall.

Respectfully submitted,  
Patte Doran  
Secretary