

# **May 11, 2009**

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

**Visitors:** Bob Papsin

## **Call to Order**

The regular meeting of the Housing Commission was called to order at 5:01 pm by Chairman Wayne Hileman.

## **Minutes of April 13 Regular Meeting**

Wayne Hileman moved to accept the minutes as submitted.

Sue Werkhoven seconded the motion, which was approved unanimously.

## **Updates**

### **A. Wykeham Rise**

Wayne Hileman informed members that Matthew Klauer is proceeding with his Plan B, which is at the Town's Wetlands Commission stage. (Plan B entails building 33 one-, two-, and three bedroom housing units with 30 percent to be designated as "affordable".) However, Mr. Klauer hasn't totally abandoned Plan A, which was for an inn, spa, and a restaurant. This first proposal is slated for mediation, but is on hold for now. Wayne Hileman has spoken with Matt Klauer periodically and he has agreed to present his ideas at a Housing Commission meeting if there is an affordable housing component as part of his project.

Wayne Hileman described the approval process for a project like Plan B that includes affordable housing, starting with the Wetland Commission and then moving right on to the Zoning Commission. Since the Plan B proposal would not technically be a subdivision, the Planning Commission approval step could be skipped. Also, Wayne Hileman indicated that, under PA8-30G, Mr. Klauer doesn't need to submit an affordability plan until it reaches the Zoning Commission, where that information is then provided. The task for the Wetlands Commission would be to determine if the project conforms to septic and other wetland regulations. The task for the Housing Commission would be to determine if the "affordable" housing component meets the criteria for this designation. Wayne Hileman felt that any final outcome regarding these proposals was probably months away.

### **B. Town Meeting – Housing Fund Appropriation**

This year's annual allocation funds for both the Housing Commission and Open Space Committee have been cut in half. Also, the Town's Auditor has recommended to the Board of Finance that in the future, instead of being in the capital section of the budget, these funds be put in the regular part of the budget, where they would be more clearly defined. The Town's citizens would then vote on the capital expenditures, the general fund, and the Open Space and Housing Commission allocations. Wayne Hileman also informed members that the yearly allocations for the Housing Commission were a five year commitment ending in 2009. Therefore, he felt at some point the Housing Commission might want to approach the Board of Finance to get a sense of future monetary commitments.

### **C. Washington Community Housing Trust**

Wayne Hileman has spoken to WCHT members Dick Sears and John Millington and has concluded that their proposal is basically at a standstill for now. Therefore, Wayne suggested to the Housing Commission members that he draft a letter to the WCHT asking them to withdraw their request for funds at the present time. Leaving a pending request with no way to act on it in the near future was awkward, especially with the great flux in state and local budget matters currently occurring.

### **D. 16 Titus Road**

Wayne Hileman, acting on a suggestion from the First Selectman, Mark Lyon, brought the Housing Commission's recommendations for possible uses of the Titus Road parcel to the Planning Commission. Some discussion occurred on flood plain regulations. State regulations do not preclude building on a flood plain but Washington's regulations have stipulations. However, invoking the Affordable Housing Act would override these. The Planning Commission, though interested, didn't see

delving into the uses for this parcel as a focal point of their deliberations at the present time.

Wayne Hileman suggested to members that the Housing Commission continue to explore various options for this property and draft a letter to the Zoning Commission to give them an idea of what these options might be. Perhaps the letter could include a request that the Zoning Commission consider the creation of a new zone specifically for Depot Center usages not already in place. Study of this little parcel could function as a microcosm of larger issues the Housing Commission sees as involved in future development of the Depot as a whole.

### **Adjourn**

Wayne Hileman moved to adjourn the meeting. Andy O'Hazo seconded the motion which was approved unanimously.

The meeting adjourned at 6:10pm.

The next regularly scheduled meeting will be on Monday, June 8, 2009, in the Land Use Room at Town Hall.

Respectfully submitted,

Patte Doran

Secretary