

September 14, 2009

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

Guests: Representing the Washington Community Housing Trust (WCHT): Marty Meyers, Walter Whitney, David Berto

Visitors: Community residents and First Selectman Mark Lyons

Call to Order

The regular meeting of the Housing Commission was called to order at 5:03 pm by Chairman Wayne Hileman.

Minutes of June 8, 2009 Regular Meeting

Wayne Hileman moved to accept the minutes as submitted.

Jean Suddaby seconded the motion, which was approved unanimously.

Updates

A. Wykeham Rise LLC – Affordable Housing Application

Wayne Hileman reported that this application has been denied by the Inland Wetlands Commission without prejudice, primarily due to its being incomplete. Since the applicant will have to reapply to move forward, the Housing Commission is not involved in this issue at this time.

B. Letter to Zoning Commission

Wayne Hileman reported that the Zoning Commission has not yet responded to his letter regarding the property at 16 Titus Road. Request For Funds: WCHT Presentation on Marbledale Meadows

(Note: Liddy Adams recused herself from this portion of the meeting, as she is also a member of the WCHT.)

Walter Whitney, David Berto, and Marty Meyers gave the Housing Commission a packet explaining the WCHT's plans to purchase the 13-acre property at 7 Mygatt Road, Marbledale and rename it Marbledale Meadows. (Copy of this proposal is on file with the Town Clerk) The WCHT proposes to use State HOME funds to build eleven new affordable housing units. The WCHT is requesting \$110,000 from the Town's Housing Fund to be used for predevelopment costs in order to prepare an application to submit to the DECD (CT – Department of Economic and Community Development). The WCHT is asking the Housing Commission to support this request and to ask the Selectmen to call a Town Meeting for approval.

Included in the WCHT's presentation packet is a letter dated August 10, 2009, from CT State Commissioner Joan McDonald to State Senator Andrew Roraback explaining the decision to modify the 6-month moratorium on homeownership projects, thus reopening the application process if certain criteria are met.

The Housing Commission members asked the presenters a variety of questions concerning the project's logistics, on how their application might compare against existing grant applications at DECD, their projected timeline, the supplied budget and financial data, and the degree of risk involved regarding town monies that might be funded.

Chairman Wayne Hileman opened the meeting for public comment on this agenda item. Quarry Ridge residents Peter Tagley, Liz Kaye, Doris Matthews, and Mygatt Road resident Diane Stevens made comments, asked questions, and voiced concerns.

Wayne Hileman offered to draft a motion for the October 5 regular meeting regarding a decision on the WCHT request and send it to the other members prior to the meeting.

Executive Session

Wayne Hileman made a motion to go into executive session at 6:45 pm to discuss a potential municipal property transaction. Sue Werkhoven seconded the motion, which was carried unanimously.

Wayne Hileman made a motion to come out of executive session at 6:58 pm. Andy O'Hazo seconded the motion, which was carried unanimously.

Adjourn

Wayne Hileman moved to adjourn the meeting. Sue Werkhoven seconded the motion which was approved unanimously.

The meeting adjourned at 7 pm.

The next regularly scheduled meeting will be on Monday, October 5, 2009, in the Land Use Room at Town Hall.

Respectfully submitted,

Patte Doran

Secretary