

# November 9, 2009

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

**Guests:** Dick Sears, Walter Whitney

**Visitors:** Chris Charles, First Selectman Mark Lyon

## Call to Order

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

## Minutes of October 5, 2009 Regular Meeting

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

## Minutes of October 24, 2009 Special Meeting

Wayne Hileman moved to accept the minutes as submitted. Jean Suddaby seconded the motion, which was approved unanimously.

## Updates

### Wykeham Rise LLC – Affordable Housing Application

Wayne Hileman reported that this application is currently under review at Inland Wetlands. Until a proposal reaches the Zoning Commission, it doesn't warrant the attention of the Housing Commission.

## Request for Funds

### Washington Community Housing Trust

Liddy Adams, as a member of both the Housing Commission and the WCHT, recused herself from this portion of the meeting.

Walter Whitney and Dick Sears, from the WCHT, outlined their amended request for funds from the Housing Commission. They summarized some of the various scenarios they envisioned in attaining some of the funds in advance for purposes of completing their grant application to the state. They also informed the commission of the Trust's updated plan to eliminate the proposed 1 bedroom units and create more 2 and 3 bedroom units. In addition they will be re-examining the site to see if it can accommodate more bedrooms in total.

Wayne Hileman made a motion to recommend to the Board of Selectmen an expenditure of \$110,000 from the Town's Affordable Housing Fund to the Washington Community Housing Trust (WCHT) for pre-development costs associated with the acquisition, development, and implementation of Marbledale Meadows, 7 Mygatt Road, with the following condition: That if approved, said funds will not be distributed until the WCHT is in written receipt of a full commitment of funding from the State of Connecticut Department of Economic and Community Development (DECD) sufficient to complete the project.

Andy O'Hazo asked if this expenditure would prevent the Housing Commission from moving forward with other possible transactions. Wayne Hileman said there was money for more than just this one transaction. He went on to say that he liked the WCHT's idea of expanding the 1 bedroom units to a 2-3 bedroom configuration which would increase the units' marketability. Jean Suddaby concurred, saying she was never fond of the 1 bedroom units and that this was an improvement.

Wayne Hileman asked for a vote on the motion, which was passed unanimously. (Liddy Adams did not vote, being recused). This request will be forwarded to the Board of Selectmen.

## Talbot Proposal – Mill Race Road

Liddy Adams was reseated.

Wayne Hileman said that local architect Peter Talbot recently gave the Planning Commission the same presentation he previously had given to the Housing Commission. The presentation included recommendations for soil and engineering analyses of the Old Town Garage and adjacent areas. Chris Charles said he would like to see such analyses done for the Depot as a whole.

Members discussed issues such as the fact that current land use regulations precluded any such project, that a project such as this would be an investment over time, generate more tax revenue, and help insure the vitality of the village center. Liddy Adams thought that until the situation regarding the schools was resolved, projects like this will probably have to be on the back burner for now.

Wayne Hileman said the Housing Commission could help determine what land use policies might allow for proposals such as this one. Also, he will call Peter Talbot to ascertain ways the Housing Commission could be supportive, at least by getting a discussion going.

### **Executive Session**

Wayne Hileman made a motion to go into executive session at 5:50 pm to discuss a potential municipal property transaction. Andy O'Hazo seconded the motion, which was carried unanimously.

Wayne Hileman made a motion to come out of executive session at 6:15 pm. Andy O'Hazo seconded the motion, which was carried unanimously.

A motion was made by Wayne Hileman to recommend to the Board of Selectmen an expenditure not to exceed \$2000 from the Town's Affordable Housing Fund for an A-1 survey of a portion of 294 Sabbaday Lane. This parcel is being considered for future purchase by the Town for affordable housing use.

The motion was approved unanimously. This request will be forwarded to the Board of Selectmen.

### **Adjourn**

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

The meeting adjourned at 6:15 pm.

The next regularly scheduled meeting will be on Monday, December 14, 2009, in the Land Use Room at Town Hall.

Respectfully submitted,  
Patte Doran  
Secretary