

January 14, 2008

Present: Liddy Adams, Wayne Hileman, Jean Suddaby, Sue Werkhoven

Guests: Stephen Kiss

Visitors: None

Call to Order

Chairman Wayne Hileman called the meeting to order at 5:00 p.m.

Minutes of December 10, 2007

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

Election of Officers

Liddy Adams nominated Wayne Hileman for Chairman. Sue Werkhoven seconded the motion, which was approved unanimously.

Sue Werkhoven nominated Liddy Adams as Vice Chairman. Wayne Hileman seconded the motion, which was approved unanimously.

The members complimented Wayne Hileman for the outstanding leadership he has provided as Chairman. They noted his dedication as well as his ability to handle contentious situations with finesse and diplomacy.

Communications

A. Letter from Don Brigham

Wayne Hileman informed members of receiving a letter from Don Brigham to the Housing Commission in which Don states that, because he has moved away from Washington, he will not be able to continue to serve on the Commission. However, Don hopes to be in town occasionally and looks forward to seeing members then.

The Housing Commission members noted Don's excellent service to the Housing Commission and look forward to his sharing ideas with them in the future.

B. Open Space Committee

The Open Space Committee has spoken to Jack Boyer from the Housing Trust and Wayne Hileman from the Housing Commission about keeping both groups 'in the loop' when considering any properties lending themselves to dual purposes (i.e., open space plus housing potential).

Items Not on the Agenda

Stephen Kiss, who has formed the Washington Low and Moderate Income Volunteer Housing Committee (WVC), gave the members an update on his organization's progress. The WVC has established by-laws so as to fulfill state requirements for a CT non profit organization. Mr. Kiss distributed a handout describing the initial structuring of the WVC, such as its officers, meeting times, and sub committees.

Sue Werkhoven asked Stephen to clarify the answer he gave to Valerie Friedman at the last meeting about duplicating the Housing Trust's efforts. Mr. Kiss felt that it was all to the good to be an additional organized community voice for the cause of moderate housing, especially limited equity single family housing. Moreover, he felt that helping to raise money for this cause could only have a positive effect.

Myfield LLC - Referral

At the Housing Commission's December 17 meeting, Joe Gitterman, seeking feedback, presented a large rendering of the Myfield Project's redesign.

Wayne Hileman asked members what, as an advisory body, the Housing Commission's role should be in regard to this project.

Liddy Adams said the Housing Trust, in a letter to the Zoning Commission, is in support of the new application.

Wayne Hileman said he examined this new application and feels the proposed Affordability Plan is in compliance with all necessary requirements as stipulated in C.G.S 8-30(g). Moreover, the proposed development concurs with a stated goal of the Housing Commission, namely, to encourage the development and continued availability of affordable housing for the people of Washington. Also, the proposed plan is consistent with Section 5 of the Town's 2003 Plan of Conservation and Development and is located adjacent to an area that has already been developed. Wayne Hileman will email to Housing Commission members a draft letter to the Zoning Commission stating that Myfield LLC has offered a plan of development that provides a diversity of housing desperately needed in the Town of Washington, and thus the Housing Commission endorses this proposal.

Accessory Apartment Regulations

A. The Zoning Commission has been discussing whether to continue to allow two accessory apartments (attached and unattached) for future dwelling units. One idea would be to restrict the number of accessory apartments to one unless the second one was deed restricted as affordable. However, there were questions regarding the logistics of implementing this approach.

The Housing Commission discussed the detrimental impact on housing diversity that this reduction would have. Wayne Hileman will draft a response to the Zoning Commission's proposals for members to peruse.

Long-Range Housing Plan

Each member gave a status report on his/her data gathering assignment.

Adjournment

Liddy Adams moved to adjourn the meeting. Sue Werkhoven seconded the motion which was carried unanimously. The meeting adjourned at 7:10 p.m.

The next scheduled meeting is Monday, February 11, at 5:00 p.m. in the Land Use Room, Town Hall.

Respectfully submitted,

Patte Doran