

October 6, 2008

Present: Wayne Hileman, Andrew O'Hazo, Jean Suddaby, Sue Werkhoven

Visitors: Peter Talbot, Chris Charles, Mark Picton

Call to Order

The regular meeting of the Housing Commission was called to order at 5:00 by Chairman Wayne Hileman.

Minutes of August 11, 2008

Wayne Hileman moved to accept the minutes. Liddy Adams seconded the motion, which was approved unanimously.

Inclusion of Items Not on Agenda

Wayne Hileman informed members about an upcoming seminar on HOMEConnecticut Incentive Housing Zones. This seminar will be an informal, off-the-record, round table discussion. Each municipality can send no more than two people.

Liddy Adams volunteered to go and Wayne Hileman will let the First Selectman know.

The State's revisions to the Freedom of Information regulations were clarified.

Reaction of Joint Letter – WHC & WCHT

A number of responses to the "We're Looking for A Few Good Acres" letter sent to residents in September were received by Wayne Hileman.

Liddy Adams remarked that townspeople she had run into commented on how well-written this letter was.

Wayne Hileman handed out a compilation of the responses. He had received some by phone and emails plus one by letter. He has acknowledged each response.

Jean Suddaby said another person had phoned her asking for more information. Andy O'Hazo said he had also received a phone call from someone expressing interest. These responders would be added to the list. After reviewing the responses, the Housing Commission will reply to each responder.

A visit by the Commission to each property was discussed. Members agreed they should set aside a day to do this and determined on Saturday, October 25th with an alternate date of Saturday, October 21st. Wayne Hileman will lead the coordination, along with the Housing Trust, between the WHC, the WCHT, and the responders.

Continued Examination of Incentive Housing Zones (PA 07-4)

Liddy Adams reported back on her presentation to the Board of Selectmen about the Housing Commission's recent field trip to the Old Town Garage Site as a possible incentive housing zone. She included in her presentation a cartoon from a recent Litchfield County Times newspaper showing 2 people talking about great it would be live within walking distance of a town center. She said the BOS asked excellent questions. The BOS were unanimous in their endorsement of the Housing Commission's to taking this exploratory first step.

Wayne Hileman said the preliminary work, consisting of perk tests and analysis, would be done in the next couple of weeks.

Both Peter Talbot and Chris Charles stressed that use(s) for this site should be considered in the larger context of the village center as a whole.

Mark Picton agreed but went on to express concerns that this site might not be the best place for housing. Further discussion brought up such issues as flood plain insurance and definitions of 'affordability' and 'limited equity'.

Wayne Hileman said the Housing Commission members had discussed a variety of purposes for the approximately four acre site such as affordable and moderate housing units, a few commercial spaces, and a park with a greenway along the river's edge.

Plan of Action for TA Grant Application

A Technical Assistance Application Checklist was given to members by Wayne Hileman. Until the Housing Commission gets the results of the perk tests and analysis, the project plan portion can not be addressed.

Adjournment

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

The meeting adjourned at 6:40 p.m.

. The next regularly scheduled meeting will be on Monday, November 10, 2008, in the Land Use Room at Town Hall.

Respectfully submitted,
Patte Doran
Secretary
Housing Commission