

December 8, 2008

Present: Wayne Hileman, Jean Suddaby, Sue Werkhoven

Visitors: Ken Cornet, Chris Charles

Call to Order

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

Minutes of November 10, 2008 Regular Meeting

Minutes of December 6, 2008 Special Meeting

Sue Werkhoven moved to accept the November 10 regular minutes. Wayne Hileman seconded the motion, which was approved unanimously.

Wayne Hileman moved to accept the December 6 special meeting minutes. Sue Werkhoven seconded the motion, which was approved unanimously.

Inclusion of Items Not on Agenda

Wayne Hileman presented the proposed Meeting Dates for 2009, which were approved by unanimous consent.

Continued Examination of Incentive Housing Zone

Wayne Hileman reported that the perk hole tests have been done at the Old Town Garage site. This is a necessary prelude to exploring whether this site could be considered an Incentive Housing Zone. The First Selectman, Mark Lyon, will make a copy of the test results and combine these with a report to the Housing Commission. Poor results would end the pursuit of the Technical Assistance Grant.

At the last meeting of the Northwest Council of Governments, Mark Lyon met a person who has helped towns with their Technical Assistance Grants. Mark will give contact information to Wayne.

Part of the Grant Application requires a delineation of the consultants to be used. The Housing Commission's thinking would be for three separate entities to address the areas of planning, legal, and engineering. Should the site report be favorable, Wayne Hileman suggested meeting with people from the Planning Commission to elicit their suggestions, including recommendations for people with expertise in the three areas above.

Chairman Wayne Hileman asked visitor Ken Cornet if he had a comment or question. Ken asked about Incentive Housing Zones. Wayne gave him a brief overview of this Act (PA07-4) and the Technical Assistance Grants for towns to use in exploring the feasibility of sites. Ken also wanted to know if the Housing Commission could use some of its funds to help people in trouble with their mortgages. Wayne explained that this would be beyond the parameters of the Housing Commission's Ordinance. Ken noted that there were a lot of houses for sale in town and felt that their prices would probably keep dropping. He wondered why these weren't candidates for affordable housing. Wayne said the Housing Commission had revisited this idea a few times but so far had found that the cost of renovations precluded such houses for consideration. Ken expressed doubts about building any affordable housing units since he felt the town is currently almost only affordable for the people already living here. What with the fuel crisis and lack of jobs, he said, now was not a time to be planning anything.

Executive Session

At 5:50pm, Wayne Hileman moved to enter into Executive Session to discuss a potential municipal property transaction.

At 6:06, it was moved and agreed by unanimous consent to come out of Executive Session.

Adjourn

Wayne Hileman moved to adjourn the meeting. Jean Suddaby seconded the motion which was approved unanimously.

The meeting adjourned at 6:10pm.

The next regularly scheduled meeting will be on Monday, January 12, 2009, in the Land Use Room at Town Hall.

Respectfully submitted,
Patte Doran
Secretary