

June 11, 2007

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

Guests: None

Visitors: Dick Sears, 1st Selectman

Call to Order

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

Minutes of April 9

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

Inclusion of Items Not on Agenda

A. Deed Restrictions

Wayne Hileman now has the Declaration of Restricted Covenant for the Ellsworth Apartments. This document includes the ability for the landlord to reassign yearly which four of the seven units will be designated as affordable. Wayne will make copies to present to the Washington Congregational Church at its general meeting on July 1st for approval.

A Declaration of Restricted Covenant will be drafted shortly pertaining to the Starberry Farm cottage.

Senior Housing Survey

Wayne Hileman has incorporated more of the written comments from the survey into the final report. He will email this latest draft to the commission members for their perusal.

The members discussed recommendations to be made based on the survey data. This data revealed that the majority of seniors who responded have the means to downsize. Thus the issue is not one of affordability but rather the lack of housing options. One of the Housing Commission's recommendations would be for the town to look at its zoning regulations in regard to providing housing options for senior citizens. Dick Sears said he learned at a seminar he attended in Cornwall that commission volunteers have taken the initiative over the years to change those zoning regulations in order to help meet citizen's housing needs.

The Housing Commission can raise awareness about housing options and wordsmith what zoning changes would be needed to provide these. About 125 survey respondents felt they would likely need something to downsize to in five years.

Other Business

A. Proposed Housing Plan Discussion: Don Brigham

This item was tabled until a later date.

B. Discussion of Visit to Litchfield Housing Trust

Housing Commission members went on a field trip with Joyce Briggs, Chairperson of the Litchfield Housing Trust. Joyce showed them the Tannery Brook cooperatives and houses built in the 1990's as well as more recently built houses. The Litchfield Housing Trust tried out the idea of renovating already existing houses but found it was too costly. So they went with acquiring the land and putting it into limited equity parcels. Then they built the houses. They have had success with small city grants as well as with private donations. Local control has been maintained by including in the grant language a point system that gives preference to local residents. Kent's Housing Trust differs from Litchfield's in that the qualifying families build the houses instead of the Housing Trust. More housing density has been possible in Litchfield and Kent's town centers since they have town sewer and water systems. However, towns such as Washington can consider offsite, combined, or community septic systems. So

varied housing within a village center can be considered feasible.

Executive Session

Sue Werkhoven made a motion to go into executive session to discuss a potential property transaction. Liddy Adams seconded the motion which was carried unanimously.

Wayne Hileman moved to come out of executive session and Jean Suddaby seconded the motion, which was carried unanimously.

Adjournment

Wayne Hileman moved to adjourn the meeting. Liddy Adams seconded the motion which was carried unanimously.

The meeting adjourned at 6:25 p.m.

The next scheduled meeting is Monday, July 9, at 5:00 p.m. in the Land Use Room, Town Hall.

Respectfully submitted,

Patte Doran