

Minutes

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North Stonington Affordable Housing Committee 2012 DEC 28 P 2: 06

December 27, 2012

TOWN CLERKS OFFICE
NORTH STONINGTON CT

In Attendance: Mary Ann Ricker, Tim Pelland, Michelle Brophy and Jim Scaramozza

Absent: Kristen Comstock and Tony Rose

Guests: Juliet Leeming, Heidi Samokar and Ann Renehan

Location: Wheeler High School Media Center

The meeting was called to order by Co-Chairman Mary Ann Ricker at 6:05 PM. Minutes from the November 12, 2012 meeting were reviewed and ratified.

Co-chair Mary Ann Ricker requested that Ann Renahan be added to our agenda and she be permitted to discuss certain aspects of the project known as Meadowcourt. The committee unanimously approved this request.

Ms. Renehan gave to the committee a summary of where the project stood and the remaining steps to be taken before a final site plan may be submitted to the Town's Planning and Zoning Board for review and hopeful approval. Ms. Renehan also provided some background as to what the project was originally supposed to comprise and what it will actually constitute going forward upon such anticipated approvals. Issues were discussed amongst the committee members and its guests as to purported drainage concerns and potential bonding requirements that may be required by WPCA. Certain committee members expressed an interest in attending the next WPCA meeting that shall occur in regard to this project. It was left with Ms. Renehan that the committee would continue to voice its support of this project from the perspective of its being a much needed affordable housing project in our Town and community. Ms. Renehan concluded that she would be more than happy to provide services to the committee in regard to future projects on a pro bono basis.

The committee then reviewed, with Heidi Samokar of Plainmetrics, the first draft of the so-called Implementation Plan. Such plan is envisioned to be a companion piece to the Housing Plan and offer myriad recommendations as to how various Town agencies, boards and commissions might work together to affect the concepts outlined and described in the Housing Plan itself. The Implementation Plan was reviewed in its entirety and the general consensus was that it was in very good shape. What Ms. Samokar wished to stress is how little, in terms of resources and dollars, will be needed to implement and consummate many of the tasks discussed in the Implementation Plan. As a corollary to this discussion, the recommendation was made that the committee seek its being added as a line item to the Town's budget going forward. The rationale was that although no definitive amount could be presently proposed, at

some point, financial resources would be needed in instances where this committee was to be the “lead” or even if assist in the implementation of certain suggested tasks/action items that would in fact require financial commitments. It was left that this would be further explored with the appropriate Town officials and/or boards.

The Housing Plan appears to be basically ready for its submission to Planning and Zoning for review and requested endorsement as part of the overall Plan of Conservation and Development. The Implementation Plan needs some additional, minor work, however, it is the intention that both plans be formally adopted by this committee and thereafter submitted to Planning and Zoning either for said board’s February or March meeting. Ms. Samokar indicated that she, along with Jason Vincent, would attend this meeting and present the plans to the P & Z Board at such time.

Ms. Leeming also suggested that after submission to Planning and Zoning, it may be prudent for members of the Board of Selectmen, Board of Finance, the Economic Development Commission, this committee and Planning and Zoning (and perhaps other Town agencies) to meet and review the Housing Plan and Implementation Plan. This meeting could act as a spur to the Town’s moving forward once all protocols, meetings and any requisite approvals to adoption have been procured.

After concluding our discussion with Ms. Samokar, the committee briefly discussed the need for additional members given the potential scope and commitment of work that it will be asked to undertake pursuant to the Implementation Plan.

Lastly, Ms. Ricker discussed her meeting with the Board of Finance as to this committee’s request that tax-foreclosed properties might serve as the basis for the creation of affordable housing and/or establishment of a housing trust fund. A copy of the letter originally submitted to the Board of Selectmen was presented to members of the Board of Finance for their comment and consideration as well.

The next meeting is scheduled for January 24, 2013 at 6:00 p.m.

With no further action items in which to discuss, a motion for the meeting’s adjournment was made and seconded and thereafter approved. Accordingly, the meeting was adjourned by our co-chair Mary Ann Ricker at 7:55 pm.

Respectfully Submitted,

James Scaramozza
Recording Secretary