

INAUGURAL MEETING, HELD VIA ZOOM AND LIVE-PARTICIPATION, MINUTES 6 JANUARY 2022

FOR THE AFFORDABLE HOUSING COMMITTEE

Meeting was called to order at approximately 6:15 PM.

Attendees (In-Person): David Bindelglass, Gordon Cliff, Jackie Kaufman, Phil Doremus, Ray Martin, Christine Calvert, Kevin Rodrigue

Attendees (Zoom): Jay Habansky, Kristi Sogofsky

Featured Guest: Glenn Chalder - Planimetrics

After meeting was called to order, the first part of the meeting was spent with introductions around the table (and online). It was additionally established that this AH Committee is not an extension of the Easton P&Z Commission.

Ray Martin was nominated and accepted as Chairman of the committee; Darrell Harris was nominated and accepted as Secretary of the committee.

Meeting schedule: Committee and Public Meetings

Thursdays seem to work for most members. Jay suggested afternoon meetings via Zoom, while Phil leaned toward having in-person meetings. Gordon agreed with Phil toward in-person, Thursdays, at 6 PM. The first Thursday was the official suggestion. The third Thursday of the month in the afternoon (post-lunch) works via Zoom. Motion made and unanimously approved; in-person on the first Thursdays, with Zoom on the third Thursdays.

Challenges and goals for Public meetings, as well as schedule. Public session early on, run by Glenn. We'll plan to have the first public meeting in February. This first meeting introduces the group to the public; Glenn makes his presentation; public gives their input.

Obstacles toward high-density: Easton is a reservoir community: houses on well; houses have septic, not sewer.

Meeting schedule:

Jan: 6 (in-person, 6 PM); 20 (Zoom, 1 PM)

Feb: 3 (6 PM); 17 (1 PM); Public input meeting on Feb. 10, 2022, 6 PM (short presentation from Glenn, Q&A session/3 minutes/person – venue TBD; this will probably be at SSES)

Mar: 3 (6 PM); 17 (1 PM)

Apr: 7 (6 PM); 21 (1 PM)

May: 5 (6 PM); 19 (1 PM)

Jun: 2 (6 PM); 16 (1 PM)

CT Public Act 21-29: CT Committee on Development and Change was established in the last legislative session.

Reference was made to Public Act 8-30j 8-30g, which are the relevant sections that the Committee will need to follow for its work going forward. To that end, work on statutory timeline for notice and plan needs to be filed 35 days before the deadline for submission of the plan, which is 1 Jun 2022, according to 8-35j. The original Draft Booklet outlined a meeting schedule that allowed for public meetings early in the process, with drafts of continually revised plans discussed in subsequent monthly meetings, through June 2022. This will need to be accelerated slightly, but Glenn feels there is no reason to believe that we couldn't have something submitted by the deadline.

Discussion of NOAH (Naturally-Occurring Affordable Housing). The committee was apprised of the two types of Affordable Housing categories: Assisted Housing and Deed-Restricted. Mention was made of the Saddle Ridge case, which was presided upon by Judge Marshall Berger. This mention served to give some background to the legal atmosphere around the AH issue.

Glenn is a consultant for Planimetrics, who has worked on drafting AH standards for towns in CT. To assist the Committee in seeing what the structure of such a plan should look like, he will send the AH plan for Stratford, for the committee to look at as reference.

Discussion of approaching what might qualify for deed restriction in Easton (farmhand units on farmland, for instance)

Next meeting, Glenn will present various AH funding models, and he'll work with Ray to come up with the agenda for this and future meetings.

1. Suggest a goal approach
2. Share material 7 days before meeting
 - a. Jan 20 – battle plan
 - b. Feb 3 – strategy session
 - c. Feb 10 – hear from community
3. Glenn can craft a 25-page plan for the committee to discuss (first draft)

Meeting adjourned at 8:20 PM