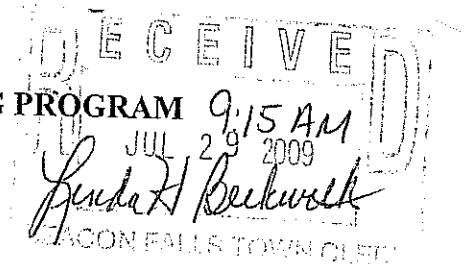


BOARD OF SELECTMEN
INFORMATIONAL MEETING – INCENTIVE HOUSING PROGRAM
JULY 27, 2009
MINUTES
(Draft Copy)



First Selectman S. Cable called a Special Informational Meeting of the Beacon Falls Board of Selectmen to order at 6:05 P.M. with the Pledge of Allegiance.

Purpose of the Special Meeting was to discuss the Housing Incentive Program.

PRESENT: First Selectman S. Cable, Selectman M. Krenesky and Selectman D. Sorrentino.

ALSO PRESENT: Dimple Desai, representing State of Connecticut Office of Policy and Management, B. Miller, Town's Planning Consultant, Steven Cote, developer, Joseph Rodorigo, realtor and member of Park and Recreation Commission, K. McDuffie, Chairman Planning & Zoning Commission, R. Minnick, member of Land Use Committee, E. Korzon, member of the Economic Development Commission, W. Opuszynski, member of the Inland Wetlands Commission, L. D'Amico, former First Selectman and A. SanAngelo, Chairman of the Economic Development Commission.

S. Cable noted this Informational Meeting is being held as a follow-up to previous meetings held on the Housing Incentive Program.

D. Desai presented handouts of the Housing Incentive Program and provided the following information:

- This program was created by the State of Connecticut in 2007 to address affordable housing.
- The program allows for higher densities for mixed income housing.
- Housing is created around access to transportation. The closer one is to public transportation, highway traffic can be reduced, and there is more family time.
- Affordable housing is not what people usually think about affordable housing. Those people who qualify could be those who provide services and want to live in the Town they work.
- There are currently thirty-five (35) pending applications with the State.
- The local COG can assist with the application, but it cannot apply directly for any Municipality.
- The project has to be consistent with the State Conservation Plan.
- Benefits of the program enables a Town to have total control over a project, since it is based on local planning and has to resort to design criteria with certain parameters.
- The Town of Beacon Falls has already identified various sites, including the "Road to Nowhere" property owned by J. Martin (109 acres) along South Main Street (Noe Place to the sign shop) (10 acres) and an area across the Railroad tracks (O&G property across the bridge) (43 acres).
- Most developers want density and can work to make the units cheaper.
- There are always concerns about schools.

BOARD OF SELECTMEN
INFORMATIONAL MEETING – INCENTIVE HOUSING PROGRAM
JULY 27, 2009
MINUTES
(Draft Copy)

Town Planning Consultant B. Miller presented information with regard to costs of one (1) and (2) bedroom units. He noted the Planning & Zoning Commission did start out with an extensive study area and through discussion the area has been narrowed down to the above noted three (3) parcels. He noted each parcel would have its own sets of regulations to follow.

D. Desai spoke briefly about the 'Olde Oak Village' in Wallingford, adding you cannot tell which units are considered affordable. He then gave some costs of affordable housing versus the regular cost of housing.

M. Krenesky asked about the nearness of public transportation within a one-half mile radius from the site. B. Miller added that not all communities have train stations. Things like a Village Center can also be considered.

R. Minnick, 147 Cedar Lane noted he has supported this type of program for many years, adding there is place in Cheshire that is a good example of affordable housing and how it can work. He suggested that the public be made aware of any discussion on the Housing Incentive Program, adding it should be placed on the Planning & Zoning Commission's Agenda. He also noted there are many steep slopes in the Town and asked why B. Miller had made an earlier statement that slopes do not count. (B. Miller apologized for his misuse of those words and agreed that slopes are important, adding when an area is designated as an affordable housing zone, the steepness of any slopes has to be considered). B. Miller added any slope issues have to be addressed. R. Minnick added while there might be many steep slopes, some of them can be developed in a right way.

L. D'Amico, 57 Maple Avenue discussed the three (3) areas of interest, adding he does not to see what happened during his Administration on the D&G Quarry site, citing the Martin property because of its topography. He does not want to see the rape of that area. He noted the Legislative Body of the Town ultimately makes the decision on the acceptance of the Housing Incentive Program, as it should always look out for the Town's best interests. L. D'Amico also noted congregate housing, with three (3) story units would not be the best for the Town, noting problems for the Fire Department and topography of the land. He added Beacon Falls only consists of 9/8 square miles and there is not much suitable land to develop.

S. Cable emphasized the Planning & Zoning Commission has a lot of influence and a lot of control over this type of program.

R. Minnick added it is important to get out the right message about affordable housing and show how this could be developed so it would 'not look like a slum'.

E. Korzon suggested this would be a good opportunity for the Planning & Zoning Commission to take a pro-active role since it can set criteria and standards and no matter

JUL 29 2009

BOARD OF SELECTMEN
INFORMATIONAL MEETING – INCENTIVE HOUSING PROGRAM
JULY 27, 2009
MINUTES
(Draft Copy)

what comes in, the P&Z has the final say. He also asked if there is a time frame on getting this program implemented.

S. Cote notes he owns property on 330 Burton Road and asked about the four (4) and six (6) units per acre. D. Desai added there could be a minimum requirement but that more than the minimum could go in. He added the underlying zones would always apply if this project was never implemented. B. Miller noted there would be a further discussion at the end of July.

Meeting adjourned at 7:15 P.M.

Respectfully submitted,

Karen A. Wilson

Karen A. Wilson

Clerk for the Board of Selectmen – Information Meeting – July 27, 2009

JUL 29 2009