

Sherman Housing Commission

Sept. 17, 2012

Minutes

Present: Jeanette Perlman, Charlie Reppenhagen, John O'Connor, Michelle Hansen, Steve Roffwarg, chair. Guests: First Selectman Clay Cope, Selectman Andrea O'Connor, Selectman Chris Jellen; Carol Faure, Kate McConaghy. Members of the Sherman Commission on Aging: Jill Finch, John Jenner. Lynne Gomez, clerk.

Minutes: Minutes of the Aug. 20 meeting were approved as read.

Steve began the meeting by noting that despite the fact that some mapping of the property of interest exists, the commission is not satisfied that there exists enough details on the property to move forward. In light of the fact that the commission is not funded, it moved to formally request of the board of selectmen provide funding to identify the land as accurately as possible.

Specifically, John O'Connor made a motion that: We ask the BOS at a town meeting to secure funding for an A-2 survey, Perc and Deeps, and a title search on the land of interest, not to exceed an expense of \$20,000. The motion was discussed by commissioners.

Michelle Hansen noted that the commission needs to have a clear picture of details of the property. Charlie Repp noted that some D-class surveys had been done, but they do not show adequate accuracy. John O'Connor noted that the commission has done site walks with Tim Simpkin and Ron Cooper. Steve noted that David Berto, the commission consultant, emphasized the need for clear documentation, including locations of easements or encumbrances. Charlie said an A-2 survey of the entire property would be a benefit to the town.

Meanwhile, Clay Cope noted on a different topic that he spoke to the town attorney on the topic of site control. He said the Town Attorney would like to speak with David Berto, Housing Commission consultant, and Steve, about the wording for site control. Clay noted that there is not clear answer on the title search.

Jeanette Perlman noted that two separate issues stood before the commission: 1) the motion on the floor, 2) the question of scheduling a meeting with the town attorney to discuss site control.

John O'Connor asked each selectman present the following question: Are you supportive of this move to survey the land? Clay answered that he would support whatever the town wants and that it made perfect sense to have an A-2 survey completed. Andrea answered

that it would be an appropriate move to go forward. She noted that site control is a moot point if there was not adequate identification of the land. She also spoke of the need to create the non-profit entity. Chris Jellen answered that he was in support of moving forward in that direction.

On vote by the Commissioners, the motion passed unanimously.

Steve asked about the timeframe going forward, pending approval to finance the survey. Michelle said it could certainly be completed in 30 days.

Steve will compose a letter to BOS requesting town meeting to secure funding by Monday, Sept. 24. The BOS meeting would be the Sept. 27 meeting.

Steve and Clay settled on a conference call with town attorney and David Berto included.

John Jenner, member of the Sherman Commission on Aging, presented the Housing Commission with a research document he composed entitled "Sherman Senior Statistics." The report included research on the Sherman senior population compared to local towns and the state and nation. It included a report on Senior Housing in the local area and details of the town budget with regards to support of seniors. Compared to other local towns, Sherman spends the smallest percentage of budget on seniors.

Other guest comments included Carol Faure requesting meetings held in the Town Hall so they could be recorded and urging the Housing Commission to write letters every week to get the word out. "We have to get over this thought that the whole of the Bronx will be moving to Sherman," she said. She also requested a different meeting time.

Kate McConaghy presented the board with her thoughts on simplifying the discussion of site control. Her words included: Site Control: An agreement in principle from the Town for a period of time (1 year? 6 months?) to test the land (ID site) for the feasibility of affordable senior housing (to be equal or less than X number of units.) The testing of the land could include percs, deeps, survey, access investigation. This site control would allow the commission access to state and federal funding. Bottom line: This agreement in principle site control outcomes would be non-binding.

Commissioners took Ms. Faure and Ms. McConaghy's comments under advisement.

Andrea suggested that the commissioners start talking to zoning regarding the regulation change and lot change.

Meeting adjourned at 7:15 p.m.

Next meeting: Oct. 15. Details to follow.

Submitted, Lynne Gomez, Clerk

