

Sherman Housing Commission

Monday, Dec. 17

Minutes

Present: Steve Roffwarg, chair. John O'Connor, Michelle Hansen, Jeanette Perlman.
Guests: Linda Decker and Maureen Salerno, New Fairfield Housing Commission. Paul Hiro, surveyor. Selectman Chris Jellen. Guest, Kate McConaghy. Lynne Gomez, Clerk.

Paul Hiro presented the results of the survey of 67 acres. It identifies gardens, trails, stone walls, trees, wetlands, boundaries and the 35 acres reserved by Iroquois. Paul will make maps available. David Berto noted that the commission needs to show potential funding sources a certainty on property restrictions. Paul noted that the "space of interest" is the best on the map, in terms of potential usage. There is "plenty of room" to do what the commission proposes. Paul added that there is a lot to be talked through, including zoning changes.

David asked if the open space required by the Iroquois agreement is identified somewhere in the town records. Paul said no.

David said tasks still to be done include: soil condition, wetlands determination, percs and deeps, Iroquois determination. Town attorney needs to be involved.

Discussion followed about what happens next. David said priority is finding the Iroquois line. The next step would be getting site control or the lease with the town. David stipulated that site control must be "real site control," not conditional site control. A resolution specifying the terms of the lease is also needed. The commission agreed to work on that via e-mail. Percs and deeps can be done now. A vote by the town could be taken as early as March.

Discussion followed on the creation of a 501C-3, not-for-profit organization that would manage the housing and is necessary to garner funds from various state and local sources. It is estimated it would cost between \$3000 and \$5000 to establish a 501C-3. Steve will talk to Lesley Higgins-Biddle regarding possibly getting funds from LISC. Regardless of the final site determination, establishment of a 501C-3 is essential.

Discussion followed of the next steps to be taken regarding a town meeting and meeting with Planning and Zoning. The commission intends to move forward with percs and deeps, find out the status of the Iroquois restriction, get sample regulations of a 501C-3 from Kent and Roxbury and the Bachrach's. These will be sent to David for further investigation.

Reappointments to the commission were discussed. Meeting adjourned 7:35 p.m. Next meeting Monday, Jan. 21 at 6 p.m. at the Senior Center. Lynne Gomez, Clerk.

