

# Sherman Housing Commission

Minutes

Monday, Jan. 21, 2013

Present: Steve Roffwarg, Michelle Hansen, Jeanette Perlman, John O'Connor, Charles Reppenhagen. Consultant: David Berto. Audience: Andrea O'Connor, Chris Jellen. Clerk: Lynne Gomez

Minutes: The minutes of the Dec. 17 meeting were approved as read.

The meeting began with discussion of the restricted easement on the property of interest. A map from the 70's, found in the attic at Town Hall, indicated an easement. However, nothing has been documented. Andrea noted that, following a thorough records check, no map was filed with Town Hall and a description of the area eased was not found.

Discussion followed on the best way to get clarification of the easement restrictions. David Berto noted that this restriction needs to be recorded in order to fully define the town's assets and liabilities in the area.

Following considerable discussion on the topic, a motion was made by Jeanette Perlman and seconded by Steve Roffwarg, that the commission will ask Paul Hiro to overlay the existing alleged Iroquois easement, (as indicated in a map from the 1970's and found in the attic at Town Hall and provided to the Commission by First Selectman Clay Cope) over a map of the area and send it to Iroquois. This map with the "easement overlay" will also be sent to Town Hall. This map will be sent to Iroquois with a letter from the Sherman Housing Commission, stating that the Sherman Housing Commission assumes that the placement of the easement is accurate. The letter will further state that if the Sherman Housing Commission does not receive documentation to the contrary, it will assume after 30 days from receipt, that the map indeed shows an accurate placement of the recreation easement.

The motion was passed in unanimous favor.

Paul Szymanski of Arthur P. Howland Associates discussed the recent findings of the Jan. 11, 2013 percs and deeps. Bottom line: The soil is well-drained and has very little ledge. Paul said for drainage, septic and construction costs, that is very good news. He added that the soils in the area are good for septic as well. Considerable discussion ensued on the technical aspects of the percs and deeps. When asked if there were any glaring problems on the property of interest in relation to potential development, Paul replied: "Nothing glaring, and I rarely say that." Paul said his outfit "peppered" the entire area with test pits. He displayed a map of the area (see attached).

Discussion of roadway access followed. Paul noted that the topography could lend itself to two layers of housing on one foundation. He added that a variety of housing alternatives could be looked at.

Steve reminded the commissioners of the Board of Selectmen meeting set for Thursday night at 7 p.m. Paul said he could be there. David Berto turned the discussion to site control. DECD, Department of Economic and Community Development, is currently re-evaluating its programs. This is a state department which could potentially fund part of the project. Bottom line: The commission needs site control in order to get funding to get the project started and present to the town. Discussion of the final look of the project ensued.

Discussion of terms for the members of the commission followed. Steve will stagger the terms, as requested, and let the commissioners know.

Discussion followed on the timing to bring in Planning and Zoning into the discussion. The commission also discussed developing the language of the proposed lease agreement. Another alternative was to propose a lease agreement with the town and have the lawyers work out the details.

A motion to adjourn was made by Charles and seconded by Michelle. Meeting adjourned at 7:20 p.m.

Next meeting: Monday, Feb. 18 at 6 p.m. at the Senior Center.

Submitted,

Lynne Gomez  
Clerk