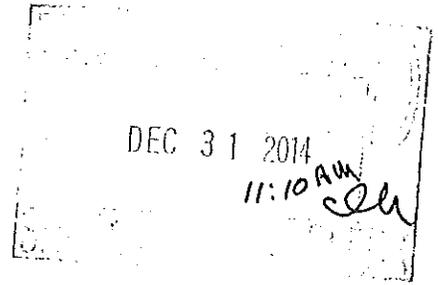




TOWN OF SHERMAN
Housing Commission
Monthly Meeting Minutes
Monday, December 15, 2014
7:00 pm. Mallory Town Hall



DRAFT

Members Present: C. Cope, T. Joyner, B. Tuck, C. Faure, A. Von Plachecki, B. Hoag

Absent: None

Also present: Planning & Zoning Chairman, J. Burrzano and Commission Clerk, C. Branson

Call to Order: First Selectman Clay Cope Called the Meeting to Order at 7:05 pm

Election of Officers-

C. Faure Nominated D. Tuck as Chair of the Housing Commission. D. Tuck declined the Nomination.

D. Tuck Moved to Nominate A. Von Plachecki as Chair of the Housing Commission.

Seconded by: B. Hoag Vote: For: Unanimous

A. Von Plachecki Moved to Nominate T Joyner as Vice Chair of the Housing Commission.

Seconded by: B. Hoag Vote: For: Unanimous

Planning and Zoning presentation of thoughts on Accessory Apartments

P&Z Chair, J. Burrzano supplied several hand-outs to the Commission, and read into record a letter sent to the Board of Selectman dated September 23, 2014 regarding Affordable Housing. Also read into record was an addendum to the previous letter, dated September 25, 2014 with additional recommendations regarding tax abatements and incentives in relation to Accessory Apartments. Discussion followed regarding State mandated requirements of the Town. A newly proposed Accessory Dwelling Regulation was discussed in addition to proposed changes to the existing Accessory Apartments Regulations. Discussion took place regarding a proposed 8 acre minimum for Accessory Dwellings. A Public Hearing will take place on March 5, 2015 regarding the proposed Accessory Dwellings and proposed changes to the existing Accessory Apartment Regulations. Discussion followed regarding a recent change to minimum lot size in all Zones which may have a negative impact to the proposed Accessory Dwelling Regulation. Discussion moved toward Senior accommodations and reference was made to Connecticut's Legislative Commission on Aging. Mrs. Burrzano provided copies of information on the State's website regarding accommodations for Seniors. Commissioners B. Hoag and T. Joyner were appointed to an Ad Hoc Committee to research the information and present findings to the Commission at their next meeting.

Information and Background Discussion on Housing activities prior to formation of Housing Commission—Guest Al Burgasser

Tabled

Information on possible Tax Incentives for New Accessory Apartments

First Selectman, Clay Cope shared an email dated December 15, 2014 from Tax Assessor, Al Garzi. Mr. Cope recommended the Commission review the email and bring ideas to the January Meeting.

Discussion of Census Data

Commissioner T. Joyner presented information from the 2010 Census, with a comparison to 2000 information and statistics. A brief breakdown: Current (2010) Residents: 4,255, in 2000 there were 3,689 Residents. Currently there are 1,434 households. The trend for Seniors ages 55 through 85+ has increased approximately 20% between 2000 and 2010. The Commission will review this information and discuss further at the next meeting.

Approval of Meeting Minutes-

Minutes of Regular Meeting November 17, 2014

Commissioner T. Joyner Moved to Approve the Minutes of November 17, 2014
as written.

Seconded by: D. Tuck

Vote: For: Unanimous

Comments by Commissioners

General discussion took place regarding of housing developments and the recommendation to invite the Land Use Attorneys Branse and Willis as well as Dolores Schiesel, Esquire, former five term First Selectman for the Town of Kent, who would be able to provide a wealth of advice.

Public Comment

No Public was in attendance.

Adjournment

Commissioner B. Hoag Adjourned the Meeting at 8:20 pm.

Respectfully submitted by:



Christine Branson
December 23, 2014