



Town of Sherman
Housing Commission
Regular Monthly Meeting
March 16, 2015, 7:00 pm
Mallory Town Hall

FINAL

Members Present: A. Van Plachecki, B. Hoag, C. Faure, D. Tuck

Invited: First Selectman, C. Cope, Tax Assessor, Al Garzi

Call to Order:

Chair, A. Van Plachecki Called the Meeting to Order at 7:05pm

Senior Tax Relief:

The Commission invited Tax Assessor, Mr. Al Garzi to the table to discuss details regarding a tax deferment credit program. Mr. Garzi recommended the BoS create an Ad Hoc Committee of seven members including the Tax Assessor to review the impact and set criteria for a proposed ordinance to allow a Town tax deferment program for qualifying property owners. Topics discussed were: income verification to assess eligibility; applicants would be re-determined every two years; possibly a household limit; ability to begin payment of balance once repairs are complete or two years has passed; option to pay debt upon the sale of the property; reassessment of household limit to be reviewed every five years. The Commission discussed a report from The Connecticut Legislative on Aging in reference to Property Tax Relief for Older Adults. Additional items discussed were State required verification; available to qualifying citizens aged 65 and older income requirement; income eligibility parameters and thresholds; it was noted the State income requirements and Town requirements do not match at this time. Chair, Van Plachecki stated these programs break down into four categories: State Reimbursed Circuit-breaker, Town Credit, Deferment (similar to a reverse mortgage), and freeze increase of taxes. The Commission discussed several aspects of these programs: deed restrictions on deferred properties, in comparison to senior housing facilities. A senior living development in Newtown was discussed, where an overlay Zone was created to allow such a facility. Senior Housing may be difficult for Sherman since presently the town does not have public water and sewer systems in place. The Commission agreed to review all of the information discussed and bring a recommendation to the BoS' April Monthly meeting regarding a tax deferment program.

General Commission Discussion:

The Commission discussed inviting the Land Use Attorneys from Branse & Willis to request guidance and present information regarding Senior Housing options for small towns.

Approval of Minutes:

Commissioner B. Hoag Moved to Approve the Minutes of January 15, 2015 Regular Monthly Meeting, as written.

Seconded by: D. Tuck

Vote: For: 3 Abstain: 1 (C. Faure)

Correspondence:

P&Z Commission: Notice of a Public Hearing on May 7th, 2015- proposing to amend the Zoning Regulations in reference to extending the Marijuana Moratorium for an additional six months and adding new State Regulations to the existing telecommunications section.

P&Z Commission: Notice of a Public Hearing on June 4th, 2015- proposing to amend the Zoning Regulations in reference to Fences, Accessory Apartments, Accessory Dwellings and the preservation of Historic Stone Walls and features.

T. Joyner: a formal letter of resignation from Housing Commission.

Adjournment:

Commissioner, B. Hoag Adjourned the Meeting at 8:15 pm.

Respectfully Submitted by:


Christine Branson, Clerk
March 24, 2015

APPROVED AS FINAL AT THE APRIL 20, 2015 MEETING