

Sherman Housing Commission

Workshop Meeting Minutes

Monday, March 20, 2017 5:30 pm

Mallory Town Hall

DRAFT

Members Present: B. Hoag, D. Tuck and H. Bray and

Members Absent: C. Faure

Invited and Audience: First Selectman C. Cope, Tax Assessor A. Garzi, Tax Assessor Assistant K. Rettor, K. Harrison and Commission Clerk, C. Branson

Call to Order: Chair, A. Van Plachecki Called the Meeting to Order at 7:01 pm.

Workshop Discussion with Tax Assessor:

Chair B. Hoag invited the Tax Assessor A. Garzi and Assistant K. Rettor to join the table for discussion. Mr. Hoag read into record the Housing Commission Ordinance from March 1, 2010. Mr. Hoag stated that through previous discussions and lengthy review of Federal, State and Local resources, the Commission agreed to recommend an increase in the level of eligibility for the Tax Deferment Program. Discussion followed regarding risks that could potentially be involved such as default, etc. Mr. Garzi stated there have been no defaults so far. There are 35 families that are currently signed up with the deferment program.

The discussion then moved toward the survey that the Commission conducted last year to gather information from the Community regarding alternative housing options in Sherman. Chair Hoag reviewed the results with Mr. Garzi. Mr. Hoag stated that 85% of the respondents were aged 55 and older. The majority of those respondents stated they wanted to age in place, however there was no unanimity other than not wanting any change to the current status of housing. First Selectman Cope stated that the previous Housing Commission put forth a proposal for a senior housing development a few years back, which the Town rejected. Mr. Cope also stated Sherman offers few amenities such as public water and sewer as well as a lack of public transportation, there are limited options. There is a true struggle for any change without these amenities. Mr. Cope stated he feels the Town needs to offer a diversity of ideas for the future to attract young families as well as provide alternative options for Seniors to stay in Sherman. Discussion followed regarding other towns that have successfully implemented this philosophy. The P&Z Commission has created new Regulations that offer flexibility for homeowners to have an Accessory Apartment in a detached garage but it is limited to owners of four acres or greater, or an Accessory Dwelling, but it is limited to owners of a eight acres or greater. The discussion moved to possibly requesting P&Z's consideration of variable density housing or multi-family homes.

First Selectman Cope introduced Katie Harrison who had approached him in reference to joining the Housing Commission. Ms. Harrison is a local real estate agent bringing knowledge of the real estate market and understands property development and viability. Mr. Cope stated he felt Ms. Harrison would be a good fit and recommends Ms. Harrison be appointed to the Commission.

Adjournment: Commissioner, D. Tuck Moved to Adjourn the Meeting at 6:50pm.

Respectfully Submitted by:



Christine Branson, Clerk

March 27, 2017