

TOWN OF COLEBROOK
HOUSING PLAN STEERING COMMITTEE
Monday, May 23, 2022 – 5:00 PM
Meeting Minutes

Call to Order

E Marmar called the May 23, 2022, zoom meeting of the Colebrook Housing Plan Steering Committee was called to order at 5:03 PM.

Members Present

Members of the Commission present: Ernie Marmar, Martha Neal, David Sartirana, Laura Bartlett, Cathie Norton, and Marc Melanson. Debbie Crowell joined the meeting at 5:04

Also present, Jocelyn Ayer (Center for Housing Opportunity), Chris Johnstone (First Selectman) and Melanie Knap (Resident).

Approval of minutes

E Marmar asked if everyone received and read a copy of the March 21, 2022, minutes. He asked if anyone had any objections. Hearing no objections or changes the minutes were approved as distributed.

Discussion of resident housing needs survey results to date

E Marmar gave a recap of the two informational meetings. Approximately 27 people attended the in-person meeting held at the Senior Center. M Neal and E Marmar mentioned what the feedback was from the residents that attended the meeting.

E Marmar turned the meeting over to J Ayer for her presentation.

- Went over the Strategies Menu Document that had been sent to the members.
- Discussed the goals and strategies that the town could be thinking of.
- Start with a realistic goal of how many units the town can provide in the next 5 years.
- Maybe think about forming a housing plan implementation committee, made up of residents, to spearhead the plan that the town comes up with.
- Gave examples of nearby communities that have the housing committees and how they work.
- Went over different programs and ways to support first time homebuyer options.
- Partner with Land Conservancy on acquiring land that could be used.
- Create options for people who want to downsize.
- Consider changing the zoning regs to give people to downsize.
- Consider changing the zoning regs to allow senior housing.
- Possibly create a town or nonprofit sponsored housing regs. Will send examples from neighboring towns.
- Could look at the accessory apartment regs to reduce the amount of land required for detached apartments.
- Usually, accessory apartments do not turn out to be used for affordable housing.
- Some towns use small city grants to rehab houses to use for affordable housing.

- Make the housing plan as part of the town's POCD.

Discussion on what happens if the town does not implement anything that is in the plan and different ways and ideas on how to accomplish the objectives of the plan.

Discussed different types of financing that could be available.

People at the informational meeting had asked about donating land or money and asked if it can be earmarked to use for a specific thing such as senior housing. There was discussion on forming a nonprofit housing committee on different ways that the town would be able to find a way that people could donate to.

J Ayer explained how the State and Federal government contributes to providing affordable housing. That the cost does not completely fall on the town.

J Ayer said that she will send out some material for the commission members to look at and discuss for the next meeting.

M Neal mentioned that it might be a good idea to invite the Land Conservancy to the next meeting since we discussed how they might be able to help us. Marty said that she will reach out to them.

Motion: A motion was made to adjourn by M Neal

Second: L Bartlett.

Vote: All in favor

The meeting adjourned at 6:14 PM.

Respectfully submitted,

Marc Melanson