

MIDDLEFIELD PLANNING & ZONING COMMISSION
405 Main Street
Middlefield, Connecticut 06455

Minutes of the May 10, 2017 Regular Meeting

Chairman Bob Johnson called the meeting to order at 6:32 pm.

Attendance:

| Members | | Alternates | |
|---------|-----------------|------------|------------------|
| X | Boyle, Kevin | A | Brown, Jay |
| X | Carlson, Brooke | X | Ekblade, Eric |
| A | Howard, Erin | | |
| X | Johnson, Robert | Others | |
| A | Wheeler, Scott | X | Colegrove, Geoff |
| | | X | Curtis, Brian |

A=Absent

X=Present

Attorney Richard Roberts, from Halloran and Sage, was also present at tonight's meeting.

Public Comment

Seb Aresco was puzzled about what the Middlefield Housing Authority had in mind and felt that it would impact his property at 4 Aresco Drive and 11 Elvira Drive. Mr. Aresco felt that there is a safety issue with the site line while pulling out of Aresco Drive. He stated that the State has taken more property to gain visibility at that point. Mr. Aresco's concern is that this would be a danger to the public and he will not compromise on any push-back or buying of land at 4 Aresco Drive.

Bob Johnson explained that this part of the agenda is for comment about items that are not on the agenda and let everyone know that the Middlefield Housing Authority has asked to be on the agenda this evening for an informal discussion. Mr. Johnson explained that it was his understanding that the Housing Authority will have a meeting with property owners around the area. Geoff Colegrove confirmed that the meeting is planned for the end of this month. Mr. Johnson also explained that this issue does not require a public hearing, but he would, in fact, choose to hold a public hearing on the issue. Mr. Johnson

explained that, after tonight's presentation and the meeting with the property owners, that the public hearing will be the time for everybody to express their opinions.

Geoff Colegrove pointed out that any discussion tonight will not be part of the record for the public hearing.

Attorney Roberts explained that informal discussion is essentially for a potential applicant to come before the Commission and speak in broad terms about what they might want to do. Since this is not a formal application, any feedback from the Commission is not formal feedback. Attorney Roberts explained that this informal discussion is allowed by state statute and gives everyone a chance to hear feedback before an actual application is filed.

Richard Nelson, 16 Aresco Drive, asked what statute Attorney Roberts was referring to and Attorney Roberts thought it was 7-164, but wasn't exactly sure.

Ann Tuthill, Peters Lane; Petition for Zone Change and/or Amendment to Zoning Regulations

Bob Johnson explained that he had spoken with Attorney John Corona and they felt that tonight's meeting would not serve much purpose to the applicant or the Commission. A public hearing will be scheduled.

John H. Silvestri, Industrial Park Access Road; Application for Special Permit or Special Exception

Mr. Johnson explained that there is an application for this. John Gabel, Connecticut Consulting Engineers, was present on behalf of the applicant.

Mr. Gabel explained that their application is for 60 Industrial Park Access Road and his client intends to develop his contracting business here. Outdoor storage will be used to house equipment and materials. The area will be fenced in with a chainlink fence and employee parking will be in the front. They are proposing to serve the lot with a private septic system and private well. Approval has been received from the Health Department of the septic system which will be based on five employees. Mr. Silvestri anticipates three employees working at any given time. On-site drainage is provided for a zero increase in run-off which includes roof leaders in combination with sheet flow of the area around the building. There will also be a lawn drain which will discharge to stormwater infiltrators in the back.

They are waiting for a lighting plan from an off-site contractor as well as a letter from the wetlands agent. There is a pond to the northeast of the site, but it is quite a distance away and Mr. Bernotas did not see any problems.

Geoff Colegrove noted that the regulations provide for total site coverage of 50 percent and Mr. Gabel explained that the max coverage is proposed at 20 percent, including the building, storage and gravel areas.

Bob Johnson asked if there were drawings of the building itself, but Mr. Gabel explained that they were waiting for copies and had only one set. Mr. Gabel thought that five sets were included with the application and explained that they had talked to Nancy in the Land Use office and explained that there

were five full sets and the rest were 11x17. Geoff Colegrove commented that a drainage report was included, but he did not recall seeing any architectural plans. Brian Curtis explained that he has not reviewed any plans as of yet.

Mr. Johnson explained that a public hearing will be required and the Commission will need to see drawings of the type of building, the materials and lighting cut sheets with full cut-off lighting. The maps that were presented tonight basically help Brian Curtis, but not the Commission. Mr. Colegrove mentioned that the map should be changed to correctly reflect the coverage.

Mr. Johnson suggested that he will put the application on the agenda for the May 31, 2017 special meeting and asked Mr. Gabel to contact Geoff Colegrove for what the Commission feels is missing. Mr. Gabel did explain that Mr. Silvestri is an excavator who does mostly septic systems and drainage systems.

Bob Johnson reviewed that he had received 11x17 maps with a few of the larger ones, but he did not see a statement of use, including hours of operation. Mr. Gabel will get that information to Geoff Colegrove. Kevin Boyle asked for a detail on the drawing regarding the fencing as well as signage and dumpsters. Mr. Gabel felt that they may possibly want to put a sign on the building, but he wasn't sure about one in front. Mr. Boyle also asked if fuel would be on-site and, if so, the Commission and the Fire Department will want to see that. Mr. Boyle commented that when he hears site contractor, he hears a lot of things that make him concerned. Mr. Gabel felt that this was the ideal zone for this type of operation and it was the outdoor storage that required a special permit. Mr. Johnson stated that they would like to see a list of what will be stored on-site.

Geoff Colegrove commented that he knows that the applicant has contacted Randy Bernotas and, as far as he can tell, the project is more than 100 feet away from a wetland and Randy Bernotas will be sending a letter stating that no wetlands permit is required.

Brian Curtis stated that the Town has a drainage easement across the east side of the lot which goes to the detention basin in the rear which serves the northern part of the industrial subdivision. He would want to be sure that that remains unobstructed and that E&S controls protect that area. Mr. Curtis will include that in his final report. Mr. Gabel explained that any activity is outside of that area and would be able to relocate the shrubs in the front.

Bob Johnson reiterated that Mr. Silvestri would be on the agenda for May 31, 2017, but not as a public hearing. A regular meeting is scheduled for the second week of June and a public hearing may be able to be scheduled for that time.

Informal Discussion: Middlefield Housing Authority; CGS 8-30g

Bob Johnson explained that there is no application at this time, but the applicant has asked for an informal discussion under Connecticut General Statutes 8-30g.

Peter Sibley, Executive Director of the Middlefield Housing Authority, explained that Alma Elder, Chairperson, was also present. Mr. Sibley has been the executive director for over three years but has been part of the Housing Authority for over 20 years. Mr. Sibley grew up on Powder Hill Road and

currently lives on Lakeshore Drive. He reviewed the history of the Middlefield Housing Authority, which was created in 1973. In 1976, the Town of Middlefield gave the Housing Authority 15 acres of land on Sugarloaf Hill and Sugarloaf Terrace, the town's first affordable housing complex, was built. Sugarloaf Terrace was built on six of the 15 acres. This housing complex has always been very well-managed and well-maintained.

Mr. Sibley explained that developing the remaining nine acres has been something that the Housing Authority has been discussing since the 1990s. The primary objective of the Housing Authority is to provide clean, safe, affordable housing to low- and moderate-income individuals and families. Invitations were sent out to bid to dozens of different development consultants, five were interviewed and decided on the Fresno Group as the development consultant. One of the factors in that decision was that Quisenberry Arcari Architects were part of that group. Tom Arcari was the architect on Sugarloaf's expansion in 2006, which transferred 19 of 21 efficiency units into one-bedroom apartments.

Mr. Sibley asked Peter Byram to introduce the Raspberry Ridge project to the Commission. Mr. Byram is the Connecticut director for the Fresno Group.

Peter Byram reviewed the background of the Fresno Group which is a small firm dedicated to working with housing authorities and nonprofit groups. After looking at the RFP from Middlefield, Mr. Byram was excited to work with the community. The process began back in August/September, 2014. They have been working to develop a stellar affordable housing development in the town. One of the first things they did was to go through a subdivision of the property because Sugarloaf Terrace had been part of the elderly housing program and the five-plus acres of land needed to be subdivided off for Sugarloaf. A subdivision was granted by the Planning and Zoning Commission. At that time, the plans were shown with one house, but the plan was to provide as many units as possible for individuals and families making at or below 60 percent of the median income. HUD is who sets the median income levels and Middlefield is part of the Hartford Metropolitan Statistics Area, so the income levels are restricted by that. Today, that level is \$87,900.

Mr. Byram explained that they will be pursuing State money for the development and potentially federal low-income tax break money. They will also apply to the Federal Home Loan Bank for a grant. One of the first things noted in the project was that it would have to go through the state DEEP because the affluent generated by sewers was going to be significantly more than what was permitted under Department of Health regulations through the town. They went through that process and, over two years, an engineering firm was hired and met four times with DEEP. Mr. Byram reported that DEEP approved the septic disposal system a couple of weeks ago. A well will also be required for this property. Presently, the Housing Authority has two wells, one of which was discontinued as a water source because it continually showed contaminants. Hydrodynamic engineers will be coming in to design a completely new water system for the Housing Authority. They are applying for grants for the completely new water system as well as a stand-by generator.

Mr. Byram also mentioned that, as part of the subdivision process, the State required the Housing Authority develop an affordability plan which he distributed to the Commission members. As part of that process, a declaration of restrictive covenant was recorded in the land records that would guarantee that the Raspberry Ridge parcel would forever remain affordable housing.

Mr. Byram went on to explain the idea of a cluster housing neighborhood and that the DEEP has limited it to 69 bedrooms. Preliminary plans include 32 units, with 22 single-family structures and 10 units in what is being called the Barn, a single structure with one- and two-bedroom units. Access to the site will be off the cul-de-sac at the end of Aresco Drive. He also explained that they are in the process of developing a model that will show the site with all of the development in relation to the end of Aresco Drive. The Housing Authority wants to engage with the neighbors and make this a really positive project.

A number of attorneys were interviewed for the project and it was decided to go with Attorney Sylvia Rutkowska, from Dzialo, Pickett and Allen, and Mr. Byram introduced her to the Commission. Attorney Rutkowska had several handouts for the Commission members. Her firm represents several developers and municipalities as well. Attorney Rutkowska was hoping to get any comments, questions or areas of concern before filing the application. A neighborhood meeting will be held on May 24, 2017 and invitations will be sent to anyone within a 500-foot location of the project as well as some others. All of the plans and reports will be available that night along with a 3D model. The meeting will be held at the Housing Authority offices. She also invited anyone to come to physically look at the site.

Attorney Rutkowska has been working to coordinate the project, including complying with deed restrictions. There are also requirements under Connecticut General Statutes 8-30g for affordable housing. She went on to describe what is included under CGS 8-30g which specifically refers to affordable housing and its development. She also referred to Middlefield's Plan of Conservation and Development and mentioned that affordable housing is mentioned in there as well.

Attorney Rutkowska mentioned that they have already met with Brian Curtis as well as with Peter Tyc, the Fire Marshal and Fire Chief. They have also reached out to Lee Vito, the Town Sanitarian, and hope to meet with him prior to filing an application. She reminded everyone that the plans are preliminary at this point, partially due to the funding that is required. A maximum of 69 bedrooms and 36 units have been authorized.

Attorney Rutkowska introduced Jeff Jahnke, from Quisenberry Arcari Architects, and John Tunsky, from To Designs, to go through a presentation. Jeff Jahnke, the primary architect on the project, began by reviewing the documents that have been distributed to the Commission members. He began by reviewing the site development plan and the stormwater management plan and moved to the basic site concept plan. He showed the grading plan, the lighting plan and some other details. He also showed the details of the wastewater management plan, including the septic and reserve system.

John Tunsky reviewed that the site is a 9.17-acre parcel zoned MD Residential. They are proposing 22 single-family residential units and one multi-family, 14-unit building, for a total of 36 units with 69 bedrooms. Entrance to the property will be along Aresco Drive, with a 24-foot wide curbed driveway with one intersection. The driveways end in a cul-de-sac with a 45-foot radius, per Middlefield's subdivision regulations. They are proposing an externally lit sign at the entrance. The site is up hill from Aresco Drive and one parking space per unit will be provided, with a total of 66 parking spaces scattered throughout the site. Five-foot walks will go from the parking area to each unit.

The first 1" of stormwater run-off will be collected in three infiltration beds and any additional run-off will be collected in a large subsurface detention system. Shade trees will be planted along the driveways and parking areas. Flowering trees will be planted between units and evergreen trees will be planted as buffers. A good portion of the site will be for conservation and will be mowed one or two times a year. Roads, parking and walkways will be lit with full cut-off ornamental fixtures and he showed the light fixture to the Commission. The entry sign will be lit with a floodlight from the front. Attorney Rutkowska assured the Commission that efforts have been made to be sure it is appropriate lighting for the area.

Mr. Jahnke reviewed the design concept and explained that the one-bedroom units will be about 650 to 700 square feet up to about 1,250 to 1,300 square feet for a three-bedroom, two-story unit. These units are referred to as cottages and four ADA units will be included in the plan. Efforts are being made to have the units be energy efficient and have a low impact on the site visually. Mr. Jahnke showed some renderings of The Barn will house between 10 and 14 units, primarily one-bedroom with a couple of two-bedroom and one three-bedroom unit. They hope to use stone for part of the facade and plank siding, with low-maintenance trim. They will also be trying to limit construction activity and time on the site.

Bob Johnson asked about the current height of the building and Mr. Jahnke reviewed that it is 35 feet from the low grade and that the cupola is ornamental and can be taken off. He is continuing to adjust the building to conform with all zoning requirements. There will be a stairway and an elevator in the building. There is also a community center included. The site is very dense with trees and overgrowth and they intend to keep or replace as much of a buffer as possible. Mr. Jahnke explained that the access road is going to be a driveway and will not be a Town road, though they intend to meet all applicable DOT regulations. They are aware that there may have to be a fire retention tank as well as fire sprinkling which will be incorporated into the plan.

Kevin Boyle asked about the location of the dumpster and Mr. Jahnke pointed it out and commented that they are still working on that part of the project. All of the pathways will be semi-pervious and discussion is ongoing as to how to move the trash from one location to another. Peter Sibley stated that there have been numerous discussions about dumpster locations. John Tunsky commented that there is one trash and one recyclable dumpster and they are looking into roll-off containers as well. Mr. Boyle asked how the dumpster will be screened and Mr. Tunsky replied that there is a full vinyl enclosure. Mr. Jahnke also mentioned that they will work to develop natural screening in the area as well.

Attorney Rutkowska also reported that they will be meeting with the Board of Selectmen next week as well. They intend to submit the application on May 30, 2017 so that it can be accepted at the June 14, 2017 meeting or the May 31, 2017 meeting, if the Commission chooses. She did request the public hearing on the application be held at a special meeting on June 28, 2017, to allow for the amount of public comment that they expect.

Bob Johnson explained that since there is no application as of now, no feedback from the Fire Department, no meeting has been held with the residents as of yet, he felt it would be very premature to answer a question about a public hearing date at this point. Attorney Rutkowska explained that that would be assuming the application is filed on May 30, 2017, hopefully answering as many questions as possible with that application. She was not requesting the project be on the agenda for the May 31, 2017

meeting, but did hope that the application could be formally received at that time. Because of grants coming due and financing applications that need to be made, she was requesting the Commission to set a special meeting the public hearing at the end of June. Mr. Johnson would not commit to that tonight and Geoff Colegrove explained that once an application is received, the Commission has 65 days to hold a public hearing. Mr. Colegrove also commented that the official received date is the next regularly-scheduled meeting, not a special meeting and the date of official receipt therefore would be June 14, 2017.

Bob Johnson explained that when the Commission approved the subdivision, they were told it was to be able to borrow money from the State and the one house was proposed to prove it was developable land. He mentioned that this project was never brought up at that time. Peter Byram explained that he was told that in order to get the property subdivided, they had to show a single house and that was what he thought was done. He explained that it has always been the intent of the Housing Authority and Fresno to start the process of what could be done on the property. The State of Connecticut did loan the Housing Authority \$300,000 to do the design and planning. Mr. Johnson just wanted to be clear that the Commission had no information about that at the time of subdivision.

Attorney Rutkowska referred to the minutes from the meeting when the subdivision was done that stated the plan was to divide the lot into two, with the possibility of future development of the open land. It was also explained that the reason for the application was to prepare for the eventuality of developing the rest of the property, though there was no specific plan.

Mr. Johnson mentioned there are 69 bedrooms, but only 66 parking spaces being proposed. It was explained that there are only 36 units and all 69 bedrooms will not be occupied by drivers. It was their understanding that the zoning requirement was one per unit. Kevin Boyle asked how many of the parking spaces are handicapped and it was believed that there were six. Brian Curtis would be reviewing all of that information.

Brooke Carlson asked about the total cost of the project and Peter Byram explained that it will be between \$8 and \$10 million. The total cost is not final as of yet because the design is not final. They are trying to maximize the result for the minimum cost without sacrificing quality. Jeff Jahnke mentioned that they have worked on having the construction be with standard size lumber to minimize cutting and waste. Ms. Carlson asked what the ranges of the rents would be and Mr. Byram explained that they will meet affordability as defined by statute, but have not yet been decided. The intent is to provide the best rental structure for individuals and young couples to be able to come into or stay in town. Mr. Byram also explained that he intends to apply for a \$500,000 grant from the Federal Home Loan Bank. He would like to use that money for land clearing and installing the septic system. Mr. Byram will also ask the Department of Housing to contribute some grant dollars to the project and his request will be that they forgive the \$300,000 loan that was given for development. He explained that people will not firmly commit to grants until approvals have been issued. Mr. Byram reviewed what his firm has done in the past to help acquire funding.

Attorney Rutkowska also explained that part of the package that will be given to the Commission will be an affordability plan which will help to give some of these details. The median income for Middlefield is \$89,700, 80 percent of that is \$71,760 and 60 percent is \$53,820 so this will not be folks who do not have

income. Mr. Byram explained that federal guidelines state that an individual should not be paying more than 30 percent of their income for rent, heat and hot water.

Kevin Boyle asked what the cuts and fills would be on the job and it was explained that that was not calculated yet. Mr. Boyle suggested they have that information available at the neighbor meeting. Mr. Byram thought they would be working to have a balanced site. Mr. Boyle would want to know how many yards of material will be going over the Town's roads.

Mr. Boyle also asked about the location of the well and there are two identified locations, both of which will be on the Sugarloaf Terrace property. The water will then be sold to the Raspberry Ridge development. They will be located more than 150 feet away from the septic system. Mr. Boyle also asked about mailboxes and Mr. Jahnke felt that there will be a kiosk and some of the units will have their own mailboxes.

Kevin Boyle felt that the Barn seems large in scale for where it's going and he doesn't feel it's in keeping with the neighborhood. Mr. Boyle also felt that the fence around the dumpster needs to be durable, but nice. He felt that it should be screened with plantings and should never be seen in the neighborhood. He asked for a picture of the proposed fencing.

Bob Johnson asked how long the project might take and Peter Byram suggested that they would start about a year from now and would take approximately 14 months. They will also rehab the current office and community room at the same time. Mr. Byram would hope to start the site clearing and construction of the septic system once the grant award is given in December. Mr. Boyle asked for them to think about curbing some of the radiuses and areas that make sense. They are waiting for comments from the Fire Marshal about curbing.

Mr. Johnson asked Attorney Roberts what limitations exist for the Commission with this type of project and Attorney Roberts felt that the reality exists somewhere between the perception of being able to do anything since it's affordable housing and following regulations to a tee. Attorney Roberts felt that there seemed to be a willingness to comply with most of the regulations. He explained that denial would need to be based on a substantial public interest that outweighs the needs for affordable housing and that cannot be resolved or rectified by modifying the plans. He gave several examples of what would be important points to consider, including water supply and public safety. Attorney Roberts also pointed out that the Commission would need to back up any significant public interest issues with evidence and facts. With this type of application, the burden is shifted to the Commission to prove that whatever shortcoming is found is, in fact, a significant public interest that outweighs the need for affordable housing and cannot be fixed by modification of the plant. Bob Johnson explained that the Commission has not had an application of this type for the last 10 years and that he wanted to be sure what to expect.

Bob Johnson reminded the members of the public that the developers will be meeting with the Board of Selectmen and will then meet with the neighbors. He also mentioned that there will be a public hearing for the townspeople to comment.

Richard Nelson, 16 Aresco Drive, asked for Planning and Zoning to consider the homeowner who gets charged \$5,500 a year in taxes and doesn't get to take advantage of the affordable housing requirements.

He also asked about the difference between affordable and low-income housing and how much Section 8 housing is in Middlefield already. Mr. Nelson wished that people would be straightforward and tell the truth about what is happening up there. He stated that, from what he heard tonight, he will be putting up a For Sale sign tomorrow. He also asked Planning and Zoning to look into what the original intent was when the property was sold to the Housing Authority. Mr. Nelson commented that he pays a lot more than 30 percent of his income to pay for his taxes, water, heating and electricity. He felt that the values of the homes in that area will go down and the tax base will decline. He also mentioned the additional cars that will be traveling in the area. Mr. Nelson would also like the invitations to the meeting to be sent to people within 3 or 5 miles of the property, not 500 feet.

Bob Johnson felt that the current numbers of affordable housing could be found online. Geoff Colegrove mentioned that CGS 8-30g only applies to towns that have less than 10 percent of their total housing stock as affordable. Mr. Byram commented that there are currently 47 units in Middlefield that are considered affordable and 30 of those are on Housing Authority property. Mr. Byram defined affordable, under the State program, to be assisted, provided as part of public housing, a CHFA mortgage or deed restriction. The 30 percent amount for rent, heat and hot water is a typical number used. Section 8 is no longer readily available from the federal government and they have also implemented RAD, rental assistance demonstration, to convert public housing to private ownership.

Jason Wickham asked about any considerations for kids on the property and Mr. Jahnke stated that they have a huge consideration for kids, but have not gotten to that point in the development. They are considering things like a basketball court, a playscape and a ballfield. Attorney Rutkowska explained that the green area in the center is also being considered for benches and kids could play in the area. There is a percentage being considered for the number of kids in the units, but that has not been finalized. Mr. Byram explained that there will be a maximum of two individuals in a one-bedroom, a maximum of four individuals in a two-bedroom if the two younger people are of the same sex and a three-bedroom can have from four to six individuals.

Jeff Jahnke commented that there are 19 two-bedroom units proposed, 14 of which are in the standalone structures and five in the Barn. The number of three-bedroom units is much less.

Rob Badin, 17 Aresco Drive, explained that he has lived there since 1957 and is appalled that the Housing Authority has done two years of research on this project and has never said a word to the people on Aresco Drive. He questioned why access isn't through Sugarloaf Terrace instead of by Aresco Drive. Mr. Badin stated that he hasn't heard anything about any improvements to the Aresco Drive neighborhood.

Bob Johnson clarified that the Housing Authority is planning on having a meeting with the neighbors and it would be up to them as to where the location of the meeting is. Mr. Badin felt that he would see the Barn from his house and there would be rats at the dumpsters near the end of the road. He is also concerned about the 66 cars a day going up and down Aresco Drive. Mr. Johnson suggested that Mr. Badin bring these comments up at the neighbor meeting as well as at the public hearing and also clarified that a public hearing can be continued if more input is needed. Mr. Johnson suggested that he may call for the public hearing to be held downstairs in the Community Center to accommodate more people.

Rick Nelson asked for Planning and Zoning to explain the subdivision of the property to the public. Mr. Nelson wondered why no one in the neighborhood was ever told about the development process.

Seb Aresco agreed that May 24th would be the time to ask questions and make comments to the Housing Authority. Mr. Aresco asked what controls would be in place to monitor the number of people living in the units and also had questions about the cost of education and public health issues.

Peter Tyc, Fire Chief and Fire Marshal, explained that they had met with the developers on Friday and have very serious concerns about taxing the ability of the Fire Department and its equipment. The big building would be an issue and access to the other buildings would be important. He suggested that the developers enlist a fire protection specialist to address the issues and stated that he would definitely need to see a better set of plans. Mr. Jahnke stated that they are not looking to cut corners.

Alma Elder, chair of the Housing Authority Board of Commissioners and a longtime resident of Middlefield, explained the concept of pocket neighborhoods which is to design small communities with more interaction. Ms. Elder also does not like the term affordable housing and she prefers to think of this as housing appropriate to the income of people who need it. She also pointed out that the Housing Authority has over 60 people on a waiting list who would like to live at Sugarloaf right now. She also knows people whose children graduate from college and cannot afford to buy a house in this town. Ms. Elder feels that there is a huge need for affordable housing. In order to be eligible for Sugarloaf, a single person's income needs to be \$31,700 or less.

Kevin Boyle asked if there was a demographic of the people on the waiting list and Peter Sibley stated that the oldest resident is approximately 87 years old and the youngest is around 51. Sugarloaf is housing for the elderly, with the definition of elderly also including disabled people of any age. The waiting list has a higher percentage of under 62, disabled people. Alma Elder also commented that the people living at Sugarloaf are generally from the surrounding area.

Mr. Boyle also asked if it was fair to say that the majority would be older people, not children, and Mr. Byram reiterated that that would not be a fair statement. He would expect 30 percent of the one-bedroom units would be occupied by one person and that preference would be given to veterans. Mr. Byram encouraged the Commissioners to read the declaration which has been approved by the State of Connecticut, Department of Housing and CHFA. Mr. Boyle asked for a high-level version of the declaration and asked if it would be we're not discriminating and it's open to everybody. Mr. Byram explained that it is entirely based on the median income and percentage for rent. Mr. Boyle questioned the special treatment for veterans and Mr. Byram stated that that would come into play if they are successful in getting money from the State for the veterans.

Mr. Byram also explained that when the project is 80 percent complete, they will do a mass advertising campaign and it is possible that there may be a waiting list almost immediately. It will be done a first come, first served basis. If there are veterans units, they would occupy a separate list and could also have the opportunity to pay the rent on other units.

Mr. Byram also offered to have anyone with questions or comments get hold of Peter Sibley and he will forward any messages on to Mr. Byram or Attorney Rutkowska.

Bob Johnson thanked the representatives from the Housing Authority for coming in with the presentation and they, in turn, thanked the Commission for their time.

Informal Discussion: Robert Karle, Baileyville Road

Mr. Karle had asked to be put on tonight's agenda, but no one was present to discuss this matter.

Plan of Conservation and Development

Geoff Colegrove explained that there were handouts with text and map changes. The maps in the Town Center Study are now landscape. The only change that the Commissioners were not aware of was a zone change to the lot on Peters Lane, removing it from the Design Development zone. The other maps were replaced just for clarity. Language was inserted in Section 3 on Lakes and Ponds regarding Lake Beseck.

Mr. Colegrove suggested that the POCD be effective before the public hearing on the zone change. Some minor changes may have to be made to the Table of Contents. A new map has been included of the Sewer Service Area at Powder Ridge.

Brooke Carlson wondered if the Commissioners who aren't present tonight would want to review the changes. Kevin Boyle agreed to hold off out of respect for the other Commissioners.

Bob Johnson will get the new information to the other Commissioners for their review. Attorney Roberts suggested that the Commission vote on the POCD before voting on the zone change at the public hearing.

Approval of Past Minutes

Brooke Carlson made a motion, seconded by Kevin Boyle, to approve the minutes of the April 12, 2017 regular meeting, as presented. Motion carried unanimously.

Report of Interim ZEO/Town Planner

Geoff Colegrove reported that Jerry Russ has been appointed as the Building Official and ZEO. Mr. Russ started last Monday. The Commission needs to designate Mr. Russ as the Zoning Enforcement Officer. Bob Johnson stated that the Commission will take care of that on May 31st. Mr. Russ has already called Mr. Cihocki to set up a meeting regarding the cars on the property.

Mr. Colegrove also reported that Mr. Monarca has met with the Wetlands Commission to discuss his concept of moving within 50 feet of the wetland area and they asked him to submit a drawing and they will consider it. He has also engaged a professional engineering firm and they are doing an as-built of the current situation. Mr. Colegrove feels that Mr. Monarca is moving in a positive direction, but was not sure how the Commission will handle the situation if he leases property from the Town. Attorney Roberts felt that the property would be judged as one lot and the Commission could finesse the regulations or send him to get a variance.

Mr. Xenelis has done some landscaping at 11 and 34 Old Indian Trail, moving some of the materials off the open space areas. He has spoken to Mr. Xenelis about the wall and asked him again to come before the Commission. Mr. Xenelis is going to restore the access road and has promised that he will have three revised plans for the Commission's next meeting. Mr. Boyle asked if Mr. Xenelis will be on the agenda for the June meeting and Mr. Johnson stated that he will do that.

Mr. Colegrove also reported he has received a revised plan for 173 Cherry Hill Road, showing the large pine trees as was suggested.

Geoff Colegrove mentioned that work was being done on the old Quonset hut on Route 147 which is in the state right-of-way. Mr. Colegrove signed the zoning permit on the basis that the Building Official will then do the proper inspections. While the Town has no zoning jurisdiction on state property, building code does apply.

Chairman's Report

Bob Johnson reiterated that there will be a special meeting on May 31, 2017 which will be primarily for the Tuthill public hearing. The Commission will take care of the POCD at that meeting and appoint Jerry Russ as the Zoning Enforcement Officer.

Adjournment

A motion was made by Brooke Carlson, seconded by Eric Ekblade, to adjourn the meeting. Motion carried unanimously. The meeting was adjourned at 9:21 pm.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First