

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE

Meeting Minutes: 2/3/2021

Members Present via Zoom conference Call: Dave Goldenberg, Kent Rohrer, Kevin Brown, Sheryl Knapp, Lori Mazzola. Guests: Whit Campbell, Chris Christianson, Vinnie Liscio, Robert Ceccarini, Deborah Franceschini-Gatje

Meeting called to order 7:05 pm

Dave called the meeting to order and started the meeting recording.

AGENDA

January meeting minutes reviewed and approved

Dave summarized a recent affordable housing meeting he attended and talked about approaches used by Canton, CT, and felt there may be aspects that could apply to Ridgefield. Dave indicated he will obtain and share the presentation with our committee.

Ongoing projects

a. Affordable housing plan – No update.

b. Ridgefield affordable housing overlay zone update (MADZ) - No update.

c. Housing for adults with disabilities – No update.

d. Prospect Ridge expansion. Dave has not heard back regarding the State grant for feasibility study. He will ask Rudy to follow up with Seila. Vinnie asked if congregate housing for adults with disabilities would be considered in this project. Dave confirmed it would indeed be a consideration. Lori expressed concern for need for senior housing. She indicated many seniors are left with little option but single-family housing that often is not accommodating.

e. Branchville TOD. Dave and Kevin had previously spoken to Rudy. No update from last report. Dave indicated he would follow up with Rudy to engage with Julia Pemberton regarding access to sewer capacity from Redding/Georgetown.

f. P&Z 8-30g compliance/retention. No update. Whit agreed to follow up with Karen Martin on landlord certifications on compliance.

g. Housing trust fund. Lori is working with Dave on a presentation to BOS. Lori should have update within one week to get to Dave to help prepare for BOS.

h. Habitat site. Kent reported that final draft of press release has been created with plan to release within one week. Dave will review to ensure quotes from himself and Rudy are acceptable.

i. Accessory units and 2-family houses promo. Dave reviewed standards for Ridgefield. Current P&Z proposal is to increase sq ft from 900 to 1200 (one bedroom to two bedroom). A public hearing on the proposal will be held February 9th. Dave recommended that RAHC offers a position of support to this proposal. Lori expressed concern an expansion of the regulation would compromise single family zoning and indicated that she did not support any changes to the existing regulation. Kent felt that individual

members could express their personal opinions to P&Z and didn't see the need for a position from RAHC. The other members of the committee expressed support for the proposed change.

Kevin made the following motion, Sheryl seconded. Discussion was held and a vote was taken.

MOTION: RAHC will provide a letter to P&Z of support for the proposed revisions to the accessory apartment regulation which would increase allowed square foot from 900 to 1200 and allowed bedrooms from one to two. RESULT. 3 in favor, 1 opposed, 1 abstained. MOTION PASSED. Dave will send position of support in advance of the February 9th meeting.

2. Social media. Dave did create a Facebook page. We will post pertinent information from our committee.

3. Dave plans to invite Francisco Gomes to our next meeting.

4. A public webinar will be held on 2/4/21, entitled Darien Talks Housing. Discussion will be on Desegregate Connecticut. Dave suggested committee members join the call.

5. Meeting adjourned at 9:06 pm

Prepared by Kent Rohrer