

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE  
SPECIAL MEETING  
Meeting Minutes

November 9, 2021 – 7:00 PM (via Zoom Teleconference)

Present: Dave Goldenberg, Chair, Kent Rohrer, Vice Chair, Kevin Brown, Whit Campbell, Sharon Coleman, Debra Franceschini-Gatje, Lori Mazzola, Krista Willett

Absent: Sheryl Knapp

The meeting was called to order via Zoom webinar at 7:04 PM, at which time video recording was commenced.

1. Prospect Ridge Expansion: The committee reviewed preliminary drawings provided by CCA Engineering, which identified approximately 5 acres that were suitable for building. Initial assessment suggested the property could accommodate approximately 70 units. There was discussion about the purpose of the site suitability study and whether we were in a position at this point, in advance of the market study portion of the feasibility study, to create a sample distribution of housing types in order for the engineer to complete the drawing. Further, Lori proposed that the new Planning and Zoning Commission might have some ideas for adding housing without new construction, and that we should hear their ideas before moving forward with the entire project. After much discussion, Kevin distilled Lori's proposal into a motion to invite a representative or representatives of P&Z to join at our next regularly scheduled meeting, in December, and that, pending such meeting, the committee will table the project and incur no expenses beyond the approved \$3,000. The motion was seconded by Lori and passed 6-1, with Dave providing the only nay vote.
2. Affordable Housing Plan: Dave, Lori and Debra recapped Monday's public information and input session for those who were unable to attend due to protestations from the public. Given the timeline, Dave suggested that the committee schedule meetings every two weeks for the foreseeable future in order to complete the data gathering, analysis and planning required by the project. Dave will create a Doodle poll to find suitable dates. It was agreed that, if possible, the meetings would be held in person, perhaps at the Rec Center.
3. ADU Survey: Dave updated the committee about the response to the ADU survey. Following the initial mailing and a postcard follow-up, we now have 65 responses, which will be distributed at the next meeting in order to complete data input. Dave reviewed the types of reports and analytics available through the Google Forms platform.

4. Branchville TOD: Krista reported that she had spoken with Julia Pemberton, first selectwoman of Redding, about making some of their excess sewer plant capacity available to Ridgefield. Ms. Pemberton indicated she was open to listening to a proposal that included the amount of gallonage required. Krista will make those calculations, using the 2017 Branchville Plan. Further, Debra will send research she has completed about on-site sewage solutions to Krista.
5. Housing Trust Fund: Dave reviewed the presentation for the Housing Trust Fund, including an updated section that incorporated possible uses for the funds. Kevin moved that we present the proposal to the Board of Selectmen. Krista seconded. The motion passed unanimously.
6. Communications and Social Media: Dave reminded the Committee that the next Ridgefield Talks Housing webcast would take place on Wednesday, Nov. 10.
7. Public comment and questions: In the remaining time, the committee took questions and comments from the public.
8. Minutes: Debra moved the minutes be accepted as written. Sharon seconded, and the minutes were accepted unanimously.
9. A motion to adjourn was made, seconded and passed unanimously. Just prior to that, Debra and Lori suggest that the committee be expanded to as many as 15 people. As this item was not on the Special Meeting agenda, Dave said it would be put on the agenda for the December meeting. The meeting was adjourned at 9 PM.

Dave Goldenberg, recording