

1 SALISBURY AFFORDABLE HOUSING COMMISSION

2 FEBRUARY 17, 2021 5:30PM

3 REGULAR MEETING (VIA ZOOM)

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5 1) Call to Order. Present: Jennifer Kronholm Clark, Jim Dresser, Abeth Slotnick, Pom Shillingford,  
6 Mary Close Oppenheimer, Pat Hackett and Ethan Watt.

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8 2) **Approve Agenda. So Moved** by P. Shillingford, seconded by A. Slotnick and unanimously  
9 **Approved.**

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11 3) **Approve Minutes of January 20, January 27 and February 4, 2021. So Moved** by J. Dresser,  
12 seconded by P. Hackett and unanimously **Approved.**

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14 4) Coordinator's Report.

15 There was one follow-up inquiry regarding rental housing from the website. Any changes to be  
16 made to the Town website Affordable Housing page references will be discussed with Emily  
17 Egan and Patty Williams. The Pope Land Report was emailed to the SAHC on February 4, 2021  
18 for review and comments. The Salisbury Housing Committee and Salisbury Housing Trusts will  
19 be asked for their "wish lists" of their ideas and visions for the property.

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21 5) Discussion: Holley Place Update.

22 Peter Halle, Salisbury Housing Committee (SHC), indicated that he was pleased with the  
23 informational meeting that was held and that the first Planning & Zoning Commission (PZC)  
24 Public Hearing will be on March 8, 2021 at 5:30pm. Jocelyn Ayer, SHC, thanked everyone for  
25 their efforts to get letters of support to the PZC. A new record is being created for this new  
26 revised application. All emails and letters of support should go to Abby Conroy, Land Use  
27 Administrator at: [aconroy@salisburyct.us](mailto:aconroy@salisburyct.us).

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29 6) Discussion: Pope Report.

30 Abeth Slotnick suggested that the SAHC/Pope Subcommittee come up with a strategy for the  
31 whole site, not just the housing portion, and come up with recommendations. M. Close  
32 Oppenheimer suggested reaching out to the other interests involved as a constructive approach.  
33 P. Hackett agreed to be a member of the Subcommittee. J. Dresser agreed with A. Slotnick's  
34 approach and mentioned that the subcommittee is beginning to talk about different ideas to  
35 pursue. A. Slotnick indicated that a full picture of what the site offers is needed, which may  
36 require additional testing and re-evaluation. M. Close Oppenheimer pointed out that in the  
37 2018 Housing Plan, the mix of affordable housing types was discussed, but wants to know  
38 exactly how much acreage is available. J. Dresser indicated that the subcommittee should work  
39 with the other housing groups to get a list together and agree on what needs to be done. M.

40 Close Oppenheimer mentioned that there could be additional acreage to be tested. P. Hackett  
41 suggested that the NDDDB Habitat report might need to be repeated. J. Kronholm Clark and J.  
42 Dresser mentioned the possibility of looking at the property in phases. P. Shillingford asked  
43 about the process, going forward. J. Dresser indicated that the Board of Selectmen would need  
44 to be involved and the subcommittee will seek clarity on the process. He suggested talking  
45 among the housing groups first.

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47 7) Discussion: 2021 Goals and Subcommittees.

48 The Grove St. and Perry St. lots were briefly discussed. Leo Gafney, Salisbury Housing Trust  
49 (SHT), indicated that First Selectman, Curtis Rand, wants a site plan for Perry St. Mr. Gafney will  
50 talk to P. Hackett about that. Some additional testing may also be required.

51 Community support for Affordable Housing was discussed. P. Shillingford has drafted an email  
52 for Holly Place support. J. Kronholm Clark is posting weekly on the A.H. Facebook page. P.  
53 Shillingford is working on answers to "Affordable Housing 101". She is thinking about new  
54 people interested in the SAHC who might volunteer to help the subcommittee with their efforts.  
55 She added that some documents sent to the SAHC could be uploaded to the website for easier  
56 access.

57 J. Kronholm Clark would like to add "Fundraising/Alternative Funding Sources" to the list of 2021  
58 goals. J. Dresser suggested that it is complicated and at the next meeting, the SAHC could form  
59 a subcommittee to generate ideas. He also suggested that another subcommittee could be  
60 formed to think about additional properties that might be good for Affordable Housing, not just  
61 the town-owned ones. The Commission will discuss both subcommittee ideas/members at the  
62 next meeting.

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64 8) Discussion: Candidates for open positions.

65 P. Shillingford introduced 2 new candidates who are interested in joining the SAHC, Tiffany Riva  
66 and Kate Brennan. E. Watt mentioned that the Nominating subcommittee is still in the middle  
67 of the process and will report their recommendations at the next meeting.

68 Tiffany Riva grew up in Salisbury and moved back 2 years ago. She purchased a Salisbury  
69 Housing Trust house and is raising her children here. She feels that Affordable Housing is one of  
70 the most important things to be working on and that younger voices need to be part of the  
71 discussion.

72 Kate Brennan also grew up in Salisbury and works here. She recognizes the need for housing for  
73 young professionals who want to both live and work in the area, at the entry-level income that's  
74 provided. She agrees that more young voices represent the need for Affordable Housing.

75 J. Kronholm Clark thanked everyone for their interest and their work. She reminded the  
76 Nominating Committee to be creative about using the talents of everyone interested in the  
77 SAHC. She mentioned that the Salisbury Housing Trust is also looking for new members.

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79 9) New Business – None

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10) Public Comment

Nancy Van Deusen commented about Lakeville, other needs there and her opinion about Holley Place. She pointed out that it is a historical property. She also mentioned the businesses there and the parking.

Chris Brennan recommends having a long-range comprehensive plan for all of the properties, including the number of units and the architectural integrity of the units to fit into the town.

Pamela Wilson commented that financial information is important about any Affordable Housing project. She thinks it is the role of the SAHC to get the information out. She agrees that Holley Block is the wrong place to build and the focus should be on the Pope property.

(M. Close Oppenheimer pointed out that all available sites are needed for Affordable Housing. The total construction costs aren't known yet, but State funding will be used, not Town funds.)

Margaret Monaco agrees that there should be financial information available about Holley Block. She commented that building on the Pope property is the most expansive way to go forward.

Nancy Van Deusen commented that there are solid reasons to be supportive of (building on) the Pope property.

**11) Adjournment. So Moved** by P. Shillingford, seconded by P. Hackett and unanimously **Approved.**