

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

SEPTEMBER 21, 2023 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Mary Close Oppenheimer, Vivian Garfein, Abeth Slotnick, Jim Dresser and Hannah Pouler (Communications Consultant). Absent: Pat Hackett, Lee Sullivan, Jon Higgins and Katie White.
2. **Approval of the Agenda. So Moved** by A. Slotnick, seconded by M. Close Oppenheimer and unanimously **Approved**.
3. **Approval of the Minutes of July 20, 2023.** A. Slotnick asked for a correction under Explore Additional Properties to read: “A. Slotnick talked about help available from the Litchfield County Center for Housing Opportunity to establish a shared file system.” A **Motion to Approve the Minutes of July 20, 2023, as amended**, was made by M. Close Oppenheimer, seconded by J. Dresser and unanimously **Approved**.
4. Discussion – Fall Festival -- Salisbury Association Sponsorship Support
J. Kronholm Clark asked the Commission if they would like to support the Fall Festival at the same level as last year. A **Motion to Approve Sponsorship of the Salisbury Association Fall Festival at the \$200.00 level**, was made by V. Garfein, seconded by J. Dresser and unanimously **Approved**.
5. Presentation: Pope Land Design Committee (PLDC) with Lead Consultant, Mr. Phil Barlow, FHI Studio. (PLDC members: Ray McGuire, Chair; Abeth Slotnick; Vivian Garfein; Tim Sinclair; Lisa McAuliffe – not in attendance)
A brief introduction was given by First Selectman, Curtis Rand, on the history of the property and the 3 uses that were determined: Housing, Recreation and Conservation. He asked for SAHC discussion about the proposed 64 units of housing, particularly the distinction between rentals versus ownership units. He added that after 27 meetings, the PLDC has chosen to present Design Concept 6; the presentation will go to the Land Use Commissions next. R. McGuire, PLDC Chair, asked A. Slotnick to provide the background for the PLDC. A. Slotnick pointed out that the PLDC had asked Phil Barlow to look at the proposed uses; 6 design concepts were delivered then narrowed down to 3 and now one has been selected: Design Concept 6. A focus of the PLDC has been on keeping the rail trail as it is, for community use and access to the facilities that are proposed. The PLDC has received comments from the public, including a meeting with the neighbors. A. Slotnick noted that this is a very conceptual stage, showing the uses; all details will be fine-tuned, as the process moves forward; V. Garfein and T. Sinclair agreed. Mr. Barlow gave a detailed PowerPoint presentation, which included: Recreation uses;

64 units of housing, decisions made about the full use of the property; the wetlands flagged in 2019; Design Concept 6 details; the hedgerow remains; work on housing designs with Tom Arcari. For details of the presentation, the entire Zoom recording can be accessed at:

<https://www.salisburyct.us/boards-commissions-committees/affordable-housing/>

David Berto, housing consultant for the SHC, commented about the housing community and the separation from recreation as being a good layout; 64 units of housing might be possible, but actual designs are needed to work towards funding. Regarding rental versus ownership, he pointed out the need to work on implementation for funding stages; this is a good starting point. There were questions and discussion about parking spaces, the location and size of housing units, and maintaining the hedgerow. Jocelyn Ayer, (SHC), commented on the housing and location; she suggested making it very clear that this is just a preliminary concept. It was also noted that, when more developed, the concept must go to the Land Use commissions; details need to be worked out about those approvals. The presentation was concluded.

6. Brief Updates – 2023 Goals and Subcommittees

- Community Outreach -- J. Kronholm Clark mentioned that Fall Festival is coming up; the SAHC will have a table and will be there on Friday & Saturday; she will send around a doodle poll for volunteers. She also reminded everyone that the Affordable Housing Exhibit opens Saturday, September 30th from 4-6pm at the Salisbury Association.
- Newsletter – The groundbreaking ceremony at Sarum Village III will take place on 9/22.
- 70 E. Main Street – the closing may not be in time for the newsletter.
- East Railroad Street – Peter Halle (SHC) reported that the property has been named “Dresser Woods”; that will go into the newsletter along with the mention of the meeting with neighbors run by Sally Spillane.
- Jocelyn Ayer mentioned the October 23rd Litchfield County Housing Summit.
- Peter Halle mentioned that renovations are going forward at the Lakeview Apartments. David Berto noted that the funds are committed then invoices are generated and paid monthly.

7. Public Comment

George Massey commented that he would like other plans considered, including his own.

Jocelyn Ayer noted that the Salisbury Forum at the Salisbury School is in Friday, September 22nd; registration is requested; the link is on the agenda.

8. Chairman’s Comments – Go the Forum; thanks for all you’ve done.

9. **Adjournment. So Moved** by V. Garfein, seconded by M. Close Oppenheimer and unanimously **Approved.**