

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

NOVEMBER 16, 2023 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Vivian Garfein, Abeth Slotnick, Jon Higgins, Jim Dresser, Pat Hackett and Hannah Pouler (Consultant). Absent: Mary Close Oppenheimer, Katie White and Lee Sullivan.
2. **Approval of the Agenda. So Moved** by A. Slotnick, seconded by J. Higgins and unanimously **Approved**.
3. **Approval of the Minutes of October 19, 2023.** A correction was made to read: “Lakeview Apartments”. A **Motion to Approve the Minutes, as amended**, was made by V. Garfein, seconded by J. Dresser and unanimously **Approved**.
4. Coordinator’s Report. There were 2 inquiries about available rentals which were referred to CREM. There was one advisement of a gift of stock donation which will go to the Salisbury Housing Committee or Housing Trust (possibly both), perhaps in January 2024.
5. Business: **2024 Meeting Dates & Times. The schedule was approved, as follows:**
  - Meetings will be held the third Thursday of each month at 5:30pm
  - Remote meetings until further notice
  - The new Zoom link for all 2024 Regular meetings will be included on the January agenda

Thursday, January 18, 2024

February 15

March 21

April 18

May 16

June 20

July 18

August 15

September 19

October 17

November 21

December 19

6. Updates: 2023 Goals and Subcommittees

- Housing Committee Properties – Sarum Village III: 3 of 6 buildings are enclosed and 3 others have foundations. East Railroad Street: an application will be going to the Inland Wetlands & Watercourses Commission (IWWC). Holley Place: working on final construction documents. Lakeview Apartments: On-going, funds are available to work on it.
- Pope Property – V. Garfein noted that the presentation to the IWWC was canceled; a new date has not been scheduled. V. Garfein also noted that they are aware of the problem with capacity in the sewer system. P. Hackett commented that the calculations are not as bad as stated: there is more capacity and infiltration; more analysis is needed to find where the inflow is coming from; there may be sump pumps attached to the sewer line (inflow); inflow is the problem, not infiltration. A. Slotnick commented that the planned units now are right to the limit of capacity. P. Hackett noted that the issue needs to be addressed, but thinks there is more capacity; he is on the WPCA and will update this Commission.
- Housing Trust Properties – J. Kronholm Clark reported that the Perry Street site plan was approved for 2 single-family homes. Grove Street: needs to go to PZC for 8-24 referral, then Town meeting; a formal request is being prepared. The SHT is going to meet with neighbors, regarding the site plan; correspondence has been received. There was brief discussion about the history of the property. J. Kronholm Clark mentioned that tree work has been completed on Dimond Drive; the property in Lime Rock has a dangerous tree that needs a crane to remove it.
- Community Support for Affordable Housing – No update
- Fundraising/Alternative Funding Resources – No update; the subcommittee needs to meet and research. J. Kronholm Clark asked about a land value tax.
- Explore Additional Properties – No update
- Sustainability – No update

7. Communications Consultant Update / Monthly Newsletter Items

H. Pouler reported there have been lots of Facebook “likes”. The newsletter will be sent out on November 30<sup>th</sup>; items will include updates on the SHC with a photo; the East Railroad Street application to the IWWC; site approval for Perry Street (the deed must be transferred to the SHT; raising awareness about Grove Street, with an emphasis on reaching out to neighbors; editorial to be determined; Litchfield County Center of Housing Opportunity outreach.

8. Public Comment – Steve Fahmie, Millerton, is an investor considering purchasing AH multi-family properties.

9. Chairman’s Comments –Thanks for all & Happy Thanksgiving.

10. **Adjournment. So Moved** by V. Garfein, seconded by J. Dresser and unanimously **Approved**.