

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

OCTOBER 16, 2025 – 5:30PM (VIA ZOOM)

1. Call to Order. The meeting was called to order at 5:35pm. Present: Abeth Slotnick, Kevin Cantele, Mary Close Oppenheimer and Lee Sullivan. Vivian Garfein arrived later. Absent: Jennifer Kronholm Clark, Jon Higgins and Pat Hackett.
2. **Approval of the Agenda. So Moved** by L. Sullivan, seconded by K. Cantele, **With All in Favor**.
3. **Approval of the Minutes of September 18, 2025.** So Moved by M. Close Oppenheimer, seconded by K. Cantele, With All in Favor. V. Garfein later asked for a correction to the Minutes under Pope Property to read: "...and the recreation and housing area losses." A **Motion to Approve the Minutes, as Amended**, was made by L. Sullivan, seconded by V. Garfein, **With All in Favor**.
4. Discussion: Member Re-appointments / Search for New Member
Re-appointments: J. Kronholm Clark, M. Close Oppenheimer, J. Higgins
M. Close Oppenheimer will be in touch with J. Kronholm Clark. A Sub-Committee was not considered, at this time; the members will think about it for the next meeting in November. M. Close Oppenheimer will contact Richard Tennyson.
5. Review Affordable Housing Fund
L. Sullivan reviewed the SAHF Guidelines and changes that were made to the document, including eliminating all references to loans and also some of the charts. Some wording was changed; the language of the AH Ordinance remains the same. The term Grant Limit was changed to Grant Stipulation. L. Sullivan will send the members the edited version, along with the original; the revised SAHF application; and copies of the applicable Town Ordinances for review at the next meeting.
6. Discussion: 2025 Goals and Sub-committees / Updates
 - Housing Committee Properties – A. Slotnick reported that Holley Place will not begin construction this fall; it may begin in the winter. They are trying to get some trees planted at Sarum Village, when the water company work is done. Critical work is being done at Bostwick St. They're finishing up the work at Lakeview Apts. On the fire exits. There is a lot of fundraising going on because not everything will be covered by grants.
 - Pope Property – The 8-24 referral will be on the P&Z agenda October 20, 2025.
 - Housing Trust Properties – Update from J. Kronholm Clark: they are getting some good applications for Undermountain Road and hoping to hold an open house in early

November; encourage people to apply. Perry Street landscaping has been awarded to Sharon Landscaping and should be underway soon.

- Advocacy for AH – There are 8 new email addresses from Fall Festival. The SAHC table won for “most informative” at the Housing Summit last month. L. Sullivan continues to attend the monthly meetings of the LCCHO about communications; Salisbury leads the way. It was noted that Kent got approval for their AH development.
- Alternative Funding Sources – K. Cantele had no update at this time, but he is going to go back through the replies and with some other towns, to see if there is anything worth further exploration. M. Close Oppenheimer pointed out that other towns don’t even have an AH Fund like Salisbury; the Selectmen could consider conveyance fees, depending on what the State allows. Other possibilities will be considered as well.
- Explore Additional Properties – Nothing at this time
- Sustainability Committee – Nothing at this time
- Housing Affordability Committee – The CT Homestead Act needs to be reviewed again.

7. Communications Consultant Update / Monthly Newsletter Items (Hannah Pouler was absent) Updates from this meeting will be included; the passing of Jim Dresser will be noted, as well. The results of the 8-24 referral may be mentioned. L. Sullivan and J. Kronholm Clark can email H. Pouler editorial ideas. A photo and updates from the SHT was suggested. There may be a mention of the Habitat house in Canaan, with a link provided; K. Cantele reported that they are taking applications.

8. Public Comment – None

9. Chairman’s Comments – Thanks to all.

10. **Adjournment. So Moved** by M. Close Oppenheimer, seconded by V. Garfein, **With All in Favor.**