

**North Stonington Affordable Housing Committee
Regular Meeting
Education Center Media Center
298 Norwich Westerly Road
March 30, 2022 at 5:30 p.m.**

Draft Minutes

Chairman Will Mason called the Regular Meeting of the NSAHC to order at 5:37 pm.

Members present: Will Mason, Denise Hawk, and Brian Rathbun

Members absent: Margaret Leonard and Patrick Colgan

Guests: Cheryl Haase

Officials/Staff Present: Bob Carlson, First Selectman

Additions to the Agenda: None

Public Comments: None

New Business:

- a. Community Needs: C. Haase brought to the committee's attention the needs of elderly community members who can no longer afford their property here because of taxes. B. Rathbun brought up concerns about how new development might possibly change the rural feel of North Stonington and possibly increase the towns taxes. B. Carlson, W. Mason, D. Hawk discussed ways in which the town can embrace new residents while still maintaining our small town charm. New residents move here for the small town, rural charm and would help to sustain. Additionally, the population increase could help to reduce taxes. The committee discussed the importance of including community members in the development process, especially those who live in the areas where these developments would take place. C. Haase suggested inviting the community members to submit home designs that would best suit North Stonington's aesthetic. The committee agreed with this idea. B. Carlson suggested submitting the Wintechog Hill plan to the town again for a vote. The committee agreed with this idea and highlighted the need to present it with clarity. B. Rathbun brought up the concern of losing farmland to this type of development. W. Mason and B. Carlson clarified that this was not farmland and the land already has a residence on it that is in ill-repair. W. Mason suggested and the committee agreed that we need to focus on the people. Tell the stories of the people in our community who need this type of housing. D. Hawk suggested using quotes directly from elderly residents who would benefit from these homes. The committee also discussed the importance of properly explaining affordable housing and putting some of the community's fears to rest.
- b. Review Action Plan from Housing Plan: W. Mason informed the committee that a representative from Southeastern Connecticut Council of Governments will attend the April 27 meeting to provide training on the Affordable Housing mandate. Committee members should bring their questions. B. Carlson clarified that the goal of the NSAHC is to help the town gain 27 affordable housing units in the next 5 years. B. Carlson also suggested that we look into using the 3 town properties as opportunities to attract developers to build affordable housing units in North Stonington. These properties currently collect no taxes from the town, so their sale would bring in revenue for the town and the properties would bring in tax revenue. B. Carlson will talk to the Planning, Development & Zoning Official about the potential uses of that property. B. Carlson will also reach out to the residents of the village about this idea. B. Rathbun will reach out to the

CT Council of Small Towns to see if a member can attend our meeting in May to share ideas for meeting the mandate.

Old Business:

- a. Event: The Networking Event hosted by NSAHC will be held in May. B. Carlson will look into funding for this event. B. Rathbun will look into potentially getting the North Stonington Grange. C. Haase offered Red Onion Pizza as a possible venue and possible caterer. The committee will finalize details for this event at the next meeting on April 27.

Public Comment: None

Adjourn: A motion was made and seconded (D. Hawk/B. Rathbun) to adjourn the meeting at 6:35 pm.
Motion Passed 5:0

Next regularly scheduled meeting will be held on Wednesday, April 27, 2022 at the Education Center Media Center (298 Norwich Westerly Road, North Stonington, CT)

Submitted by Denise Hawk, Secretary