

TOWN OF GRANBY
AFFORDABLE HOUSING PLAN COMMITTEE

February 17, 2022

MINUTES

PRESENT: Chris Chinni, Monica Logan, Rose Mouning, Mark Neumann, Patricia Sansone and Anna Sogliuzzo; Abigail Kenyon, Director of Community Development; and Sandra Yost, Director of Human Services

C. Chinni called the meeting to order at 5:01 PM.

Approval of the Minutes:

Under Public Comments at Future Meetings, C. Chinni clarified that comments are limited to three minutes *and are to be made only on agenda items*.

ON A MOTION by M. Neumann, seconded by P. Sansone, the committee voted (6-0-0) to approve the minutes of February 3, 2022 as amended.

Public Session:

Hope Schaffrick, 15 Maple Hill Drive, is interested in the definition of affordable housing.

Kathleen Garlasco, 23 Granby Farms Road, would like to know what the financial incentives are to pursue the plan.

Robert Flanigan, 24 Woodcliff Drive, believes 8-30g is a continuation of Section 8. He suggests the town opt out of preparing the Affordable Housing Plan.

John Morrone, 15 Maple Hill Drive, expressed concern of the appearance of Section 8 housing in other communities and suggests offering tax exemptions to seniors instead of adding additional senior housing.

Committee Review and Discussion of Draft Plan:

A. Kenyon prefaced the review by stating that this is not the first document to address affordable housing in Granby; many of the recommendations in the Affordable Housing Plan have their roots in the Plan of Conservation and Development that was adopted in 2016. It was further pointed out that the work of this committee is a State statute requirement. The major points of the draft plan were reviewed. The committee had the opportunity to make additional comments.

C. Chinni remarked that at the last Planning and Zoning Commission (P&Z) meeting, the Commission discussed opting out of the state requirement regarding accessory apartments. The Commission will likely amend the regulations to allow some apartments as of right but detached apartments may still require Special Permit approval. She suggests a foot note be added to the plan to illustrate P&Z's intentions.

M. Neumann, as the liaison to the Board of Selectmen, commends the committee on its ability to act as a cohesive unit through the changeover of two town administrations. The draft plan is an accurate account of the work the committee conducted.

M. Neumann, as a citizen of Granby, commented that under Objectives and Recommendations he would not choose to add items 2f or 3c, which would require developers to construct a certain number of affordable units in a multi-family development. He noted these may add restrictions to potential developers. Under item 4, which recommends the expansion of sewer service in the southern portion of town, he expressed caution that expansion neither discourage affordable housing nor hinder further industrial and/or commercial development. The zoning for this section is commercial.

It was noted the majority of the committee agrees with items 2f, 3c, and 4 therefore the recommendations will remain in the plan.

Next Meeting:

The next meeting is scheduled for Thursday, February 24 at 6:00 PM in the Town Hall Meeting Room with a Zoom option.

Respectfully submitted,

Sandra Yost, Director of Human Services

Substitute Recording Secretary