

TOWN OF GRANBY
AFFORDABLE HOUSING PLAN COMMITTEE
March 24, 2022
MINUTES

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

C. Chinni called the meeting to order at 5:00 PM.

Approval of Minutes

On a MOTION by M. Neumann, seconded by A. Sogliuzzo, the committee voted (6-0-0) to approve the February 17, 2022 special meeting minutes as presented.

On a MOTION by M. Neumann, seconded by P. Sansone, the committee voted (5-0-1) to approve the February 24, 2022 special meeting minutes as presented. M. Logan abstained.

Overview of Plan

Abigail Kenyon and Sandra Yost provided background and an overview of the Granby Affordable Housing Plan developed by the Affordable Housing Plan Committee.

The Connecticut State Legislature passed a law (CGS 8-30j) which requires each municipality to prepare and adopt an affordable housing plan at least once every five years. The plan shall specify how the municipality intends to increase the number of affordable housing units in the municipality. The plan is to be adopted by June 2022.

Granby needs to plan for affordable housing for the following reasons:

- CGS 8-30g sets a 10% target for affordable housing and Granby does not meet this target
- 22% of Granby households are cost burdened
- Allow residents to stay in the community
- Allow new residents to join the community
- The plan is required under CGS 8-30j

S. Yost reiterated that the plan is intended to be a working document which provides a roadmap of possible options to meet the goal set by the State to increase affordable housing units. There are opportunities to review, revise and amend the plan every 5 years. The recommendations are guides for Granby boards and commissions to review and consider.

A. Kenyon explained the work done by the committee to develop the plan and presented the recommendations of the committee:

1. Reduce restrictions for accessory apartments.
2. Encourage the development of multi-family housing by examining zoning regulations, lot size requirements and financial incentives for affordable housing developers.
3. Encourage the development of single-family affordable housing through a reduction in the minimum lot size where public water and sewer exists or where soils are suitable, a density bonus with the Flexible Residential Development and a set-aside requirement for affordable housing units.
4. Promote the modest expansion of public infrastructure.
5. Actively seek partnerships with affordable housing developers.

The committee will determine if any changes are required to the plan after reviewing public comments from the public session of this meeting. Staff will determine if there are any outstanding questions that need to be addressed.

Once finalized, the Granby Affordable Housing Plan will be forwarded to the Board of Selectmen for consideration.

Public Comment on Draft Plan

Chair Christine Chinni opened the public session of the meeting and reviewed the procedures. Speakers were asked to sign in and were called to the podium by the chair. Each speaker was allowed three minutes.

The following people spoke during public comment:

Brandon Beaudoin, 286 Granville Road, North Granby expressed concern over the correlation between increased population and crime rates and how the Town will combat this if more affordable housing is built in the Town.

Ellen Thomson, 250 Salmon Brook Street, Granby thanked the staff and committee for their work and expressed support for the plan and for welcoming a more economically diverse population to Granby.

Kathleen Garlasco, 23 Granby Farms Road, Granby thanked the committee for their time and effort and recommended the committee develop a compelling case to include the natural occurring affordable housing inventory in the total count toward meeting the 10 % requirement.

Mark Garlasco, 23 Granby Farms Road, Granby appreciates the committee's challenge to put together a plan but does not feel the plan focuses on the Town's real needs for affordable housing but rather on meeting the requirements of Statute 8-30g.

Hope Shaffrick, 15 Maple Hill Drive, Granby is disappointed in the committee and does not feel the members have experience with the issues they are addressing and did not do enough research.

John Morrone, 15 Maple Hill Drive, Granby questioned the income and rent calculations in the plan and believes the suburbs are being targeted for low-income housing.

Robert Flanigan, 24 Woodcliff Drive, Granby thanked the committee but feels more work, such as environment and economic impact studies, need to be done to determine the impact of affordable housing on existing Town services.

Toni Flanigan, 24 Woodcliff Drive, Granby expressed concern for the type of people affordable housing will attract and the increase in crime that would result.

Maureen Eberly, 37 Silkey Road, North Granby supports the need for a moratorium and believes the plan generates more questions rather than providing realistic current data and is not in alignment with what many residents value.

Laura Matheos, 7 Candlewood Lane, Granby feels the committee did a great job and supports affordable housing and more diversity for the community.

Thomas Anderson, 1 Pratt Farm Lane, North Granby expressed confusion in the way the data is presented in the plan and is interested in the economic feasibility of affordable housing and how it would burden current residents.

Fran Armentano, 204 Mountain Road, Granby thanked the volunteers for their hard work and expressed his support for moving the plan forward. He believes the plan is clear, concise, and reiterated that it is a concept to bring more affordable housing to the Town and does not change the development plan.

Michael Fitzgerald, 25 Strawberry Fields, Granby thanked the committee for their work, believes the process was transparent and resulted in a comprehensive report with five very well-written recommendations. He would like the committee to consider including how affordable housing affects local workers who may not be able to afford to live in the community.

Stephanie Harper, 48 Barndoor Hills Road, West Granby, supports affordable housing and feels the draft plan needs to add more information and data in areas such as mixed-use developments, transportation and jobs as well as which recommendations are best for Granby.

Carol Grasso, Mountain Road, Hartland expressed concerns for what may happen when so many people are brought into the community.

Peter Bryanton, 5 Sullivan Drive, shared that the State is serious about this statute and if the Town does not enact a plan, then it will be forced upon the community.

David Desiderato, 88 Simsbury Road, West Granby believes it is time to reassess and recognize that people who grew up in Granby or work in Granby can not afford to live in the community. He feels the plan offers some very good, modest steps in the direction of making housing more affordable in town.

Next Meeting

The next meeting of the committee is scheduled for Thursday, March 31, 2022 at 5:00 p.m. in the Town Hall Meeting Room.

Adjournment

On a MOTION by P. Sansone, seconded by M. Logan, the committee voted (5-0-0) to adjourn the meeting at 6:21 p.m. (R. Mouning left the meeting at 5:55 prior to the adjournment.)

Respectfully submitted,

Betsy Mazzotta
Recording Secretary