

MADISON AD HOC AFFORDABLE HOUSING PLAN ADVISORY COMMITTEE
MEETING MINUTES
November 5, 2021

A meeting of the Ad Hoc Affordable Housing Plan Advisory Committee was conducted Friday, November 5, at 8:30 a.m., remotely, using Zoom Videoconferencing. The public was invited to participate remotely by joining the meeting through a Zoom webinar link. Log-in details were posted to the Town of Madison website (<https://www.madisonct.org/>), prior to the meeting.

MEMBERS PRESENT:

Sarah Mervine, Erin Duques, Andrea Aron, Chad Greenlee, Mathew Keller, Wendy O’Berg, Peter Roos.

OTHERS PRESENT:

Heather Noblin, Erin Mannix, Lauren Rhines

1. Call Meeting to Order

The meeting of the Ad Hoc Affordable Housing Plan Advisory Committee was called to order at approximately 8:30 a.m. by Sarah Mervine. There were some preliminary issues as it seemed the agenda got posted without the password for the Zoom meeting, though the full link and password appeared on several places on the Town website. After some back and forth, it was determined we could continue with our meeting.

2. Approval of Minutes from 10/8/21

The minutes of October 8, 2021 were approved. Peter Roos motioned, Matt Keller seconded. Chad Greenlee generously agreed to take the minutes from now on so we no longer have to rotate. Thank you, Chad!!!

3. Preliminary Survey results

Heather and Sarah checked with Eugene from SCROG but the survey results weren’t available yet. Heather did find out that Madison had almost 1000 responses and the total for all of the towns was only 4000. Since Madison makes up about 25% of the survey, the results will be of interest to us.

4. Upcoming Educational Forum

The upcoming Educational Forum will be December 16, 2021. The Committee agreed to hold it at 6:00 PM to not interfere with the P&Z meeting. David Fink has agreed to come, as has Elaine Reitman from Concord Meadows and Cristal Depietro from this Committee and Youth and Family Services. It will be on Zoom and will be recorded. We discussed getting the word out about the forum and also recording it and sending it out – maybe on Facebook? Chad suggested it might make sense for us to have our own FB page so we could post things such as this forum. Erin Duques agreed to look into

making the FB page for the Committee [status: since that time it was suggested that we get help from Rita Boland for that and Erin said she would follow-up. However, because Erin did not run for re-election, and she is the current BOS representative on the Committee, we need to hear from the BOS as to whether she can continue on with us. She would like to if she can and we would like her to continue.]

5. Second Survey

Matt, Andrea and Wendy agreed to work on the second survey and get a draft to the group with the goal of finishing it by 12/3/21. We hope to have the survey ready to distribute around the time of the forum. We all think seeing the SCROG survey results will help inform our next one.

6. Developers

At our next meeting we will be joined by Rob Bernardin from the Caleb Group and Jerry Davis from Davis Realty. We hope to hear from them both about the costs of development, what might prevent a developer from being able to create affordable housing, and what a developer might need as incentive to create affordable housing. There was some discussion about bringing other developers in as well, but we will do that at a later date so there is enough time for each to talk.

7. Future Steps

Erin Mannix told the group that right now the town still has the interim planner, John Guskowski, and he could help with this group. He wrote the plan for Essex and Old Saybrook so he is well acquainted with the process. He could talk to us about what parcels around town and other relevant issues. We will invite him to join our next meeting and then we will see if he can help us write the plan.

The meeting was adjourned at 9:30 AM.