

MADISON AD HOC AFFORDABLE HOUSING PLAN ADVISORY COMMITTEE
MEETING MINUTES (Subject to Approval)
November 19, 2021

A meeting of the Ad Hoc Affordable Housing Plan Advisory Committee was conducted Friday, November 19, at 8:30 a.m., remotely, using Zoom Video conferencing. 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, Andrea Aron, Chad Greenlee, Mathew Keller, Wendy O’Berg, Peter Roos, Cristal Depietro

OTHERS PRESENT:

Heather Noblin, Erin Mannix, Jerry Davis, John Guskowski, Rob Bernardin

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. Sarah and Peter introduce guest developers Jerry Davis and Rob Bernardin to discuss their experiences with affordable housing development and building in Madison.

2. Developer Discussion

Jerry Davis discusses his experience in development and experience developing within Madison. Highlights his current project of 30 units located on Bradley Rd.

Rob Bernardin is introduced and discusses advantages and disadvantages of their current development structure. He emphasizes the importance of on site advocacy groups. Proposes the strategy of “giving back to the community” through development of challenging sites that may solve a problem for the community.

Both developers emphasize the challenge of financing. Upfront costs can be quite significant and government programs can be very overwhelming. Consultants are used by both developers to help move projects forward

3. Introduction to John Guskowski

Erin Mannix introduces John Guskowski former interim planner in absences of David Anderson. John will assist the Ad Hoc committee in production of our affordable housing plan. John has previous experience in Chester, Essex, and Clinton helping to produce affordable housing plans for their communities.

4. Approved Minutes from 9/5/2021

5. Committee Survey Review

Wendy, Matt, and Andrea have reviewed the committee survey. A few small additions have been made. Ultimately the group would like to review the SCROG survey results before the Ad Hoc committee survey is finalized.

6. Future Steps

Erin Mannix and John Guskowski will present Madison current zoning regulations to the group at the next meeting.

The meeting was adjourned at 9:30 AM.