SHERMAN HOUSING COMMISSION

Regular Monthly Meeting Minutes

Monday, 23 Oct. 2017, 7:00 PM

Mallory Town Hall

Members Present: D.Tuck, B.Hoag K.Harrison, H.Bray

Members Absent: C.Faure

Also: C.Cope, First Selectman, L. Whitney, clerk, F.Pickering, Western Conn. Council on Government

Call to Order: B.Hoag called the meeting to order at 7:00 PM

Approval of Minutes:

Motion to approve minutes from 18 Sept. 2017 as written by D.Tuck

Seconded by K.Harrison

Vote for: unanimous

Correspondence: None

Old Business:

Francis Pickering, Executive Director of WCCOG, was invited by C.Cope to answer questions for the commission regarding the overlay districts that have been developed in CT.

F.Pickering reported that overlay districts have been successful and been in receipt of some state funding but mostly in urban areas. The main constraints against overlay districts in Sherman are a lack of public facilities, in particular, water and sewers.

He suggested two alternatives:

Planned Development District: This entails inviting developers to present plans, choosing a plan, then presenting it to Planning and Zoning as a planned development district. This would allow for residential as well as commercial development which could build up our town center. This is an alternative to changing any zoning codes.

The first step in this plan would be to find property to build on.
Form Base Code: This code is more concerned about the design of the buildings and keeping them in character with the town. Planning and Zoning would have to give approval before any designs were approved. There is a National Institute that can give us more information on communities that have Form Based Code housing.

There was emphasis on the advantages to building in the town center. The constraints remaining are septic capacity and water.

Possible solutions to these constraints include:

1. Lower density building
2. Connecting to a sewer system
3. Community system (the development could have its own treatment system)
   Experts would have to be consulted as the solutions for these constraints are site specific.

These projects can take up to 10 years from planning to completion. They are generally completed in phases, which can become problematic if phase one doesn’t meet with approval from all.

Currently in Sherman, we allow for in-law apartments, attached dwellings if the original dwelling is on 4 acres and a detached accessory dwelling for homes on 8+ acres.

New Business:

What’s Next:
C.Cope will reach out to Francis Pickering for design ideas for possible Sherman development

****No December meeting.******

C.Cope will look into how the ordinance defining the amount of Housing Commission members can be amended to allow for more members to be added to the Housing Commission

A calendar of meeting dates to be set for 2018

Adjournment:

C.Cope moved to adjourn the meeting at 8:18 PM
D.Tuck seconded the motion

Meeting was unanimously adjourned

The next meeting will be 20 Nov.2017 at 7:00 PM

Respectfully submitted by,