Members Present: Bruce Hoag, Catherine Cooke, Frank Copsidas, Carol Faure, Katie Harrison, Ted Hollander, James Philipakos

Members Absent: Barbara Ackerman

Also Present: Don Lowe —First Selectman, Michele MacKinnon—Commission Clerk, Christian DaCuhna—Rock Harbor Builders

Call to Order: B. Hoag called the meeting to order at 5:03

Approval of Monday, May 20, 2019 meeting minutes
Motion to approve by K. Harrison.
Seconded by T. Hollander
Vote for: Unanimous

Correspondence: none

Old Business: none

New Business:
A. Report on survey sent to all town residents
- F. Copsidas distributed a report of data collected to date from 62 survey respondents. The report reflects information collected on paper surveys as well.
- Discussion on cost and options to mail the survey to Sherman residents followed.
  - D. Lowe suggested the commission contact R. Byrnes regarding how town-wide mailings are done
  - K. Harrison reported J. Robbins advised there is a bulk mail method and a Postal Patron method; the latter requires 2,000 #10 envelopes, with the survey and a #9 enveloped inserted inside. She offered to print surveys at her office.
  - F. Copsidas will go to Town Hall regarding mailing details.
  - The prior mailed survey received 600 responses.
  - The survey will be mailed out.

B. New or additional ideas for housing in Sherman - tabled for future meeting

C. Discussion on how we promote Sherman to potential builders
- Christian DaCuhna of Rock Harbor Builders shared his views as a developer with the commission.
  - His major concern are the septic system, since Sherman has no sewer lines, and the size parcel involved.
  - There isn’t a need for an onsite maintenance person for this number of units.
  - This market may not be large enough to attract a developer.
  - Cost of medium quality construction is $90-$100 per square foot, without any site work and no profit. With profit and no site work, it probably starts at $120 per square foot.
- As a developer, C. DaCuhna needs to know there’s a market and units could be filled quickly.
- Developers need guidelines/project details on what the commission wants to accomplish.
- T. Hollander stated prior approval for 26 units had been granted.

**Public Comment:** none

**Adjournment:**
C. Cooke moved to adjourn the meeting at 6:00 PM.
K. Harrison seconded the motion.
Vote for: Unanimous.

The next meeting will be **July 15, 2019** at 5:00 PM

Respectfully submitted by: Michele MacKinnon, 19 June 2019