Members Present: Bruce Hoag, Barbara Ackerman, Catharine Cooke, Frank Copsidas, Katie Harrison, Ted Hollander, James Philipakos

Members Absent: Carol Faure

Also Present: Don Lowe—First Selectman, John Cilio, Michele MacKinnon—Commission Clerk

Call to Order: B. Hoag called the meeting to order at 5:02 PM.

Approval of Minutes of November 18, 2019 meeting
Motion to approve by K. Harrison.
Seconded by T. Hollander.
Vote for: Unanimous

Correspondence: none

Old Business:
Discussion of November BOS meeting:
D. Lowe confirmed the Board of Selectmen directed the Housing Commission to proceed with a search for developers for the Sherman 55 project.

Status of information to be provided to developers
Discussion and comment followed regarding the documents drafted by C. Cooke entitled “Sherman 55 Request for Expression of Interest 2019” and “A Bit About Sherman, Connecticut.”

Responses to the Expression of Interest should be addressed to First Selectman’s Officer, PO Box 39, Sherman, CT 06784” or via email to dlowe@townofshermanct.org with a subject line “Sherman 55.”

K. Harrison suggested having Selectman Kevin Keenan review these documents from the perspective of his builder experience.

The package for developers will include these documents: Request for Expression of Interest, A bit about, the survey (Scaled down to small format – less$$), the deep hole perc test results, and the most recent survey results.

Action item: C. Cooke will revise the above documents to reflect suggestions and will circulate again.

List of potential developers: tabled due to a lack of time
**New Business:**
C. Cooke reported that the Livable Communities for All Ages: Moving Forward in CT forum, Nov 20th in Southbury, CT was informative. Towns and cities of all sizes were represented. Information shared showed all age groups benefit when towns consider and take actions to address the needs of their seniors. AARP is a valuable information source on Senior Living.

**Action items:** C. Cooke will do the following: invite a man from Goshen who raised many points at the forum that are similar to those Sherman has raised; provide a more extensive report from the forum at the January meeting; and share recent floor plans for informational purposes from a Senior project elsewhere in the state.

**Any other items from Commission members:**
Bruce Hoag will be out of town in February and March.
**Action items:** F. Copsidas will chair the February meeting and K. Harrison will chair the March meeting.

**Public Comment:**
John Cilio inquired about the Commission’s purpose. He suggested if Sherman Seniors want Senior Housing because they are struggling with household upkeep they might consider using services such as CHORE, a northwest CT non-profit with a “mission To help senior and disabled residents within the community remain safely and independently at home.” ([www.choreservice.org](http://www.choreservice.org))

C. Cooke stated the project would provide more than living space, that the ability to socialize and be centrally located was important.

J. Cilio restated his original impression had been that the Commission’s goal was to help keep seniors in their homes but that it now seems to be about providing an alternative housing solution for residents aged 55+. He questioned if there is a perceived problem that seniors are leaving town because there is a lack of appropriate housing when 35% of the respondents to the commission survey conducted earlier this year commented there was no need for this project.

C. Cooke estimated 48 people would be served while T. Hollander added the Commission feels an obligation to assist seniors who have been a vital part of town life.

When asked by C. Cooke what might overcome objections to the project, J. Cilio stated not using town land because using town land is very controversial. Town land is for town use and there’s very little of it available, should a need arise in future. He pointed out a prior town referendum resulted in a 2/3 vote against using town land.

**Adjournment:**
F. Copsidas moved to adjourn the meeting at 6:15 PM.
K. Harrison seconded the motion.
Vote for: Unanimous.

The next meeting will be **January 27, 2020** at 5:00 PM
Respectfully submitted by: Michele MacKinnon, 17 December 2019