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

Members Absent: Carol Faure

Also Present: Don Lowe—First Selectman, Evangeline Zarros, Melanie McNichol, John Cilio, Michele MacKinnon—Commission Clerk

Call to Order: F Copsidas called the meeting to order at 5:33 PM.

Approval of Minutes of monthly meeting of October 19, 2020
Motion to approve by T Hollander
Seconded by B. Ackerman
Vote for: Unanimous

Correspondence: M MacKinnon read an email from J. Cilio into the meeting record. F Copsidas addressed points raised in the email.

Old Business:
- Potential Developer updates
  - C. Cooke, K. Harrison and B. Ackerman confirmed interest by developers they’ve contacted (a design and management company, M. Carpanzano of Sherman Building Design and David Dillman of Westchester Modular Homes respectively) but each developer wants more details before making any commitments.

- Land updates: none

- Site Walk - addressed under New Business

New Business:
- New Land Possibilities - K Harrison reported on three potential properties for a Sherman 55 project: 168 Route 39 North, 25 Anderson Road and 5 Anderson Road.

K Harrison and C Cooke both stated developers need to know site development costs before committing to a project.

2021 Meeting Dates - the proposed dates will be submitted to Town Hall for approval and posting.

Commission’s Purpose  F Copsidas reminded everyone that iterations of this commission have existed for eight years. The current commission appears to have reached the same impasse as previous commissions. B Ackerman stated this commission’s mandate was to determine views and opinions of town seniors and what they want in senior housing, which has been done. The commission is ready to report back to the Town.
K Harrison reminded everyone of her previous suggestion to change 8-acre zoning to 4-acre zoning to allow the addition of guest houses, which would be a less involved approach than efforts of a body like the Housing Commission. C Cooke agreed and added multi-unit solutions are needed as well for the social value provided to seniors and for ease of emergency personnel access.

T Hollander restated his desire to obtain the town's consent to have Ron Cooper and perhaps Tim Simkins perform a site walk with the Housing Commission on potential town-owned property.

F Copsidas suggested it would be more effective at this time if the Town took the lead and schedules any necessary site walks with Town personnel and interested developers. He reminded everyone that Lesley Higgins-Biddle, representing the Connecticut Statewide Program, Local Initiatives Support Corporation, at a commission meeting on November 26, 2018, confirmed most projects like Sherman 55 are successful when led by private developers rather than commissions.

C Cooke proposed the commission close the loop on its work with a report summarizing the results for both the town and the public. T Hollander offered to prepare a draft and send it to F Copsidas.

A special meeting will be held on December 14th for commissioners to finalize the draft statement.

**Comments by Commissioners: none**

**Adjournment:**
T. Hollander moved to adjourn the meeting at 6:45 PM
B. Ackerman seconded the motion.
Vote for: Unanimous.

Respectfully submitted by:
Michele MacKinnon
17th November 2020