



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Newington Housing Needs Study Committee

SPECIAL MEETING

7:00 p.m. Monday, June 15, 2020

Zoom Webinar/Meeting

MINUTES

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TOWN CLERK

Present: Carol Anest; Stephen Woods; and William Hall.

Also Present: Glenn Chalder, AICP; Town Planner Craig Minor.

I. CALL TO ORDER

The meeting was called to order at 7:03 pm.

II. ROLE CALL

The presence of the above-listed members was noted.

III. KICKOFF MEETING/SCOPING REVIEW

Glenn Chalder explained to the Committee the purpose of the meeting, which is to start the process of developing an Affordable Housing Plan for the Town of Newington. He said that housing issues are discussed in the new POCD that is about to be adopted by the Town, but the issue of affordability is only touched on in a general way.

Mr. Chalder then turned the Committee's attention to the "Kickoff Meeting Materials" dated June 15, 2020. He reviewed the activities of the Housing Needs Study Committee back in 2006-2008 which resulted in the "New Samaritan" elderly housing building on Mill Street Extension; the activities of the Housing Needs Study Committee in 2014-2015 which conducted a study of elderly housing needs; the requirements of an "Affordable Housing Plan" per Sec. 8-23j of the Connecticut General Statutes; Mr. Chalder's proposed approach to developing the Affordable Housing Plan; and the proposed timetable. At the conclusion of his reading of each section he asked the Committee members if they had any questions or concerns.

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After Mr. Chalder finished covering these topics, Committee Member Anest asked if the Town Council will be involved with writing the Plan. Committee Member Woods said that once there is a draft Plan, it should be presented to the Council. The final Plan must be adopted by the Town Council. Committee Member Anest agreed. Mr. Chalder added that TPZ should also be kept informed. Committee Member Woods said that we should avoid identifying any specific locations in town for future affordable housing – people tend to overly excited when that happens. Just the types of characteristics that a suitable location would possess. Mr. Chalder agreed, and said he remembers how the Newington Junction neighborhood responded so negatively to the TOD-related suggestions that were contained in the draft study prepared for the Town by CRCOG’s consultants several years ago – we definitely want to avoid a repeat of that. The goal is not to change the character of any neighborhood nor the Town. Committee Member Woods noted that the population of Newington is actually getting younger, unlike other towns. Mr. Chalder said that’s what happens during the natural life span of a town.

Mr. Chalder then asked the Committee members what they want in this Affordable Housing Plan. Committee Member Woods said that he wants a final product that will attract the good affordable housing developers, by showing that Newington is open to the right kind of affordable housing. Committee Member Anest agreed. This Plan will contain a blueprint for affordable housing developers to follow, but with us in control.

IV. PUBLIC PARTICIPATION

Barbara Squillacote of 275 Field Street asked if the report from 2008 and other old reports mentioned tonight are available on line. Town Planner Craig Minor said not yet, but he will take care of that within a day or so.

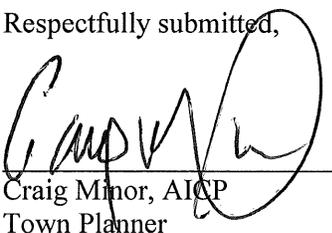
V. SCHEDULE NEXT MEETING

The Committee discussed when the next meeting should be. Town Planner Minor said that he would send out a Doodle poll via email to find the most convenient time and date.

VI. ADJOURN

The meeting adjourned at 8:33 pm.

Respectfully submitted,



Craig Minor, AICP
Town Planner