Minutes
Senior Housing Alternatives Study Committee Meeting
March 3, 2020
Town Hall Conference Room B

The meeting was called to order at 9:30 am by Sondra Astor Stave, Chairperson.

Present: Mark Landolina, Sondra Astor Stave, Roberta Wilmot, Christine Pattee, Aline Hoffman, John Twerdy and Dick Brand.

Absent: Valdis Vinkels

February 18, 2020 meeting minute corrections were moved to the beginning of the meeting:

- Remove first bullet point - “One suggestion for…”
- On Page 2, third paragraph. Clarify that plenty of homes are being built on two acre lots. Our largest corridor of farms is on Rt 44 can partly be attributed to the fact that many people do not want to live off of the busy Rt. 44. Thus, so it is preserving the farms along the road.

The February 18, 2020 minutes are approved.

Review of Final Work Plan
The final Senior Housing Project Work Plan was agreed upon by the members.

Review of Materials
- Staff reviewed data regarding economics, housing and demographics in Coventry.
- Members reviewed news articles about Nimbyism and other articles about senior housing development in the area.
- Members discussed contacts with Partnership of Strong Communities, and reviewed zoning regulations regarding senior housing in other municipalities regarding.

Discussion
- There have been open discussions with St. Mary’s about a potential land contract. With the proper approvals, the group members may submit a letter of intent to St. Mary’s for a formal request for a contract agreement. The group decides that this may be something that comes out of our project and discussions with town council. This is worth looking into further.
- Group members agreed that it would be worth inviting some contacts in the senior housing development industry. Lesley Higgins-Biddle from LISC came to mind. Staff will reach out and invite her or another professional to a meeting.
- As a group, we are still exploring land options with potential for sewer, water and gas.
- We will pursue further examination of senior housing developments in the area.

Discussion of existing senior housing development examples include:
  - Eagleville Road. One in Mansfield is going to go up soon, for affordable housing.
  - Lebanon condo style rents
  - Manchester
  - Willington
  - Creamery Brook
• Staff will provide a list and presentation of senior housing developments
• There are political and economic factors that go into government decisions like senior housing land acquisitions. Etc. This will have to be considered when determining if our project will require a public vote.
• With our proposed options, we will look at neighborhood impact and traffic.

Next Steps
• Members will individually research and visit other senior housing developments in the area
• Staff will compile presentation of senior housing examples
• Staff will invite a senior housing professional to a future meeting
• Members will individually brainstorm survey questions
• Staff will compile and print maps of the zoning boundaries and sewer service area, with lake watershed boundary.

Meeting adjourned at 11:02.

Respectfully Submitted,

Mark Landolina
Planning Technician/Zoning Enforcement Officer