

May 11, 2021

Senior Housing Alternatives Study Committee

Special Meeting Minutes

Meeting hosted via Zoom.

Call to order: The meeting was called to order at 9:37am by Chairperson Stave.

Roll Call: Aline Hoffman, Christine Pattee, Alexa Gorlick, Sondra Astor Stave, Eric Trott, John Twerdy, Richard Brand, Valdis Vinkels, Roberta Wilmot

Guest: Phil Chester, Lebanon Town Planner

Adoption of Minutes: A motion was made by Hoffman and seconded by Wilmot to adopt the minutes of April 13, 2021 as presented. The motion passed unanimously.

Staff Reports:

Eric described his experience in trying to connect with the staff at Creamery Brook in Brooklyn, CT. Eric was only able to speak to an administrative entity who handles inquiries for future residents, not anyone on site who can answer questions or help schedule a visit. Christine had a similar situation as well.

Eric spoke with Barry Goldstein of the Paradise Agency, who are the developers of the Lebanon senior housing project. Barry validated much of what the Committee understands regarding the need to provide for incentives to attract a prospective development – land and/or money. The project is a market rate project, not affordable or subsidized. Since all the units are full at the moment, a site visit will not be possible.

Guest – Phil Chester – Lebanon Town Planner – senior housing experience in Lebanon:

Phil discussed his experience with senior housing in Lebanon in developing market rate senior rental housing at \$1,400 per month. Both the existing units and new ones to be constructed are sold out. An RFP was created to attract a developer to enter into an agreement and construct the project. A tax break – incentive was created and applied to the projects to encourage the development. The ability for the town to offer land for no or low cost is another incentive. The same developer is building both phases.

New senior housing regulations were created to enable the higher density and unique property considerations that were used to encourage the projects. Another zoning amendment may be required to allow an even higher density. The Town POCD encourages the development of senior housing in Lebanon and recommends incentives be created as well.

The developer owns and operates housing projects in Willimantic, Lebanon and Colchester.

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Each unit has a one car garage, deck, two bedrooms and is in close proximity to the Senior Center. They are considered a duplex unit from the building and fire code perspective. There is one septic tank and leaching field per duplex.

Phil discussed the zoning mechanism that they selected to enable the senior housing. A stand-alone zone was created to target the property that was conducive to the development with special attention to the creation of agriculture and senior housing. Specialized dimensional standards were created to reflect the needs of the project. 4 units per acre with no frontage was applied in the dimensional table.

The project has a private community well for the entire project and individual septic systems for the units. The septic approval was a local one not with DEEP.

The project took about two years to be designed, approved and constructed. There was a lot of town support for the project by the local government, citizens, boards and commissions.

Community Survey Analysis:

To be discussed at the next meeting.

Status of Preparing Draft Report:

To be discussed at the next meeting.

Next Steps:

To be discussed at the next meeting.

Next meeting:

The next meetings are scheduled for May 25, and June 8 at 9:30am.

Adjournment:

The meeting was adjourned at 11:00am.

Respectfully submitted,

Eric M. Trott

Director of Planning and Development