

May 25, 2021

Senior Housing Alternatives Study Committee

Special Meeting Minutes

Meeting hosted via Zoom.

**Call to order:** The meeting was called to order at 9:31am by Chairperson Stave.

**Roll Call:** Alexa Gorlick, Sondra Astor Stave, Eric Trott, John Twerdy, Richard Brand, Valdis Vinkels, Roberta Wilmot

**Adoption of Minutes:** A motion was made by Wilmot and seconded by Brand to adopt the minutes of May 11, 2021 as presented. The motion passed unanimously.

**Staff Reports:**

Those in attendance took a few minutes to reflect on the discussion that occurred at the last meeting with Phil Chester from Lebanon. Overall, the information that Phil provided was very helpful as it validated a lot of the information that the Committee has been compiling and recommendations that are being formulated. In particular, the importance of the public/private partnership; the Town incentivizing a potential development by offering land that can support a project and/or other resources; having appropriate Zoning Regulations to support an appropriate project; an Request for Proposals process is prudent to seek out a potential developer. It also reinforced that smaller projects are possible that have private water and septic.

**News and updates:**

No report.

**Project Funding Sources:**

Laurie had drafted a memorandum to the Committee that provides details on grant funding opportunities as well as some background to assist in understanding how the grants function.

Due to the fact that not all the Committee members could be present at this meeting, the discussion will be carried over to the next meeting.

A brief discussion occurred on the list of properties that are being considered as potential developable sites for a senior housing project. The commercial property, which is currently for sale at 1660 Main Street, is a good candidate due to its strategic location. The St. Mary's property on Root Road is another good option from a location perspective, but the Church is not interested in conveying it at this time.

Page 2

SHASC Special Meeting Minutes

May 25, 2021

**Coventry Housing Authority – Orchard Hills Estates:**

Roberta commented that she read the minutes from the HA and had concerns with their thoughts to include median family housing and not solely a senior housing project. A discussion ensued regarding this. It is helpful to know that the HA is at least open to potential, future development at their property. Further dialogue is warranted on this matter, as this site is likely the most suitable for a future project due to the existing infrastructure, connection to public sewer, water supply exists on site, and is located to existing senior housing and the Town Hall services.

**Community Survey Analysis:**

Eric forwarded Christine's questions that she has on the survey to Mark Landolina who will research and respond. Details are expected at the next meeting.

**Status of Preparing Draft Report:**

Eric reported that the first working draft of the text is expected in early June. He is working with Mark Landolina to prepare the draft that will be shared with the Committee for review and editing.

**Next Steps:**

Discussed above.

**Next meeting:**

The next meeting is scheduled for June 8 at 9:30am.

**Adjournment:**

The meeting was adjourned at 10:00 am.

Respectfully submitted,

Eric M. Trott

Director of Planning and Development