Minutes
Senior Housing Alternatives Study Committee Meeting
June 9, 2020
Via. Zoom Online Video Conference

The meeting was called to order at 9:36 am by Sondra Astor Stave, Chairperson.

Present Members: Sondra Astor Stave, Christine Pattee, Dick Brand, John Twerdy and Roberta Wilmot, Valdis Vinkels

Present Staff: Mark Landolina

Present Guests: None

Absent: Aline Hoffman

Upon a unanimous vote, the May 26, 2020 minutes were approved.

News and Updates
None.

Discussion
- Christine, Dick, Sondra and Aline walked the Hoffman property on Main Street in March. They refrained from making comments during the visit, and instead wrote notes and took pictures to share with the group. A slideshow was presented to show the photos and notes about observations made during the site visit.
- Aline Hoffman is interested in making the 7.2 acre property available for senior cohousing. During the conceptual phase, it was beneficial for the group to visit the property to see the opportunities for development and potential constraints that would need to be addressed.
- The property is a rear lot with a roughly 15 foot wide entrance to the house. The property is located near the Village, and abuts a South Coventry Water Company property.
- Key observations:
  o Hoffman would like to keep the existing house on the property, with cohousing units behind it.
  o The main access would need to be widened, or an alternative accessway would need to be established for a 25-50 foot wide entrance. The group discussed the possibilities of the South Coventry Water Company Property to include an easement or sell land for the access. There is already a road leading back to Hoffman’s property on the Water Company land.
  o There are wetlands on and surrounding the property. A seasonal brook runs through the property. This is a notable constraint that limits the ability to develop the land or include the number of units that would be needed to pencil the project.
  o The group envisions cohousing units on one side of the brook, and communal space on the opposite side with a pedestrian bridge across.
  o Due to the size, orientation and constraints on the property, a cohousing community would likely only be feasible with access to public sewer. Private septic tanks would likely be too costly, land demanding and impactful for the wetlands on the site.
The property is relatively secluded from abutting neighbors or the street.
Zoning would have to be amended to allow for the private cohousing use on the property, but members believe it meets the goals of the POCD and is a reasonable use for the property.
This property can be an option for consideration. There are limits to the property, but it is a viable location and it has potential for possible development.

• Some group members offered to create a list of potential properties with development potential. These properties can be used for future analysis of senior housing land spots.
• It was noted that the current focus is to identify the needs of the community before identifying a property.
• The group reviewed the questionnaire and made the following comments and edits:
  o Demographic data including age and gender should be moved to the end of the first section to generate more interest in the survey.
  o With sensitive questions, it is good to include a “I prefer not to answer” option.
  o We discussed the age cohort we would like to hear from. Some prefer it if the survey is only filled out by people older than 62 years of age, while other think it should be filled out by anyone (preferably older than 54). It was determined that we would leave the age options in, put parse the data afterwards to show results from individuals older and younger than 62.
  o A couple of questions were scratched from previous versions that the group would like to re-introduce to our final version. This includes a question about senior involvement in senior center activates, and current employment status.
  o We will remove the condominiums from question 16, and include it with “cluster housing”.
  o In question 18, we will remove the option for “master bedroom with attached master bath”. We will include the a question about preference of mail delivery directly to unit versus community mail pickup.

• The group decided that once the corrections are made, Chris and I will finalize the survey and send it to the committee. Once all members have agreed on the final version, we will send it out online and my mail.

Next Steps

• Staff and Chris will finalize the questionnaire and work out logistics for sending it out and tabulating results.

Meeting adjourned at 11:05 am.

Respectfully Submitted,

Mark Landolina
Planning Technician/Zoning Enforcement Officer