

7/13/2021

**Senior Housing Alternatives Study Committee
Special Meeting Minutes**

Meeting hosted via Zoom and in conference room b – town hall.

Call to Order: The meeting called to order at 9:39 by Chairperson Stave.

Adoption of Minutes: A motion was made by Twerdy and seconded by Vinkels to approve the minutes of June 22, with the following corrections noted below – the motion passed unanimously, with Wilmot abstaining.

Christine requested to amend the minutes from last meeting: Aline and Laurie were present via Zoom. Christine also asked for “Christine feels facts don’t matter” sentence to be deleted. She thinks the Town Council will make a decision based on feelings/finance over facts.

Also wanted to add that John mentioned and group came to consensus on 40 unit estimate and made motion to ask WPCA sewer inquiry.

John says he does not recall saying 40 units.

Discussion on what number of units should be aimed for and what is definition of cluster housing.

Sondra stated that there needs to be discussion or written in the reports deciphering if a small number of units still will create the senior living community goal.

Minutes stand as they are except change Aline and Laurie to be present and Christine’s comment on the facts.

News and Updates:

Dick Brand had prepared a letter to request that the WPCA provide guidance to the Committee on the amount of sewer capacity reserve that could be provided for a prospective senior housing project. The WPCA requested that the request from the Committee not just one member. Based upon initial calculations, there could be an allowance for up to 48 units in the village area.

A discussion on reserve capacity for potential development occurred.

Christine stated that multi-unit housing is not allowed in the Lake Residential Zone according to the Zoning Regulations. The revised POCD recommends that this issue be considered by the PZC for a revision to delete this provision.

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Status of Preparing Draft Report:

A discussion on how to present the report to the town council and what are the first steps to take in the project. Needs must be demonstrated in the report. The outline that was prepared by Staff for the preparation of the Report was reviewed and agreed upon by the Committee in early 2021. Report should be prepared in a manner in which it is assumed that the reader does not have background knowledge on senior housing. Ultimately, the Committee needs to agree on the content and recommendations in the Report. An executive summary can be prepared which provides details on the high points of the report, which could also serve as a marketing document.

missing such as financing, zoning changes, and promotion of the project. Eric stated all this information can be found in 'recommended strategies' section of report.

It is generally agreed upon that the Report had a lot of information and should be reduced in parts. It tends to be very data heavy. This information could be conveyed visually in charts or tables.

Eric requests that members read the report and make their own suggestions. The comments can be reviewed by the Committee and agreements can be made on how to revise the Report.

Valdis feels that the 'recommended strategies' portion are theoretical possibilities not actual recommendations.

Next meeting: July 27 – 9:30am

Rene Dubois is to be invited to a meeting - possibly for August 24.

Adjournment:

The meeting was adjourned at 10:57am.

Respectfully submitted,

Alexa Gorlick
Planning Tech/ZEO

Eric M. Trott
Director of Planning and Development