



Keith Chapman  
Town Manager

# TOWN OF NEWINGTON

131 CEDAR STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR BETH DELBUONO**

## NEWINGTON TOWN COUNCIL

**\*\*\*L-101 (Lower Level)\*\*\* – Town Hall  
131 Cedar Street**

**Public Hearing  
Affordable Housing Moratorium  
March 3, 2020, 6:00 P.M.**

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### I. ROLL CALL

A. Mayor DelBuono called the meeting to order at 6:00 P.M.

Councilor Anest  
Councilor Braverman  
Councilor Budrejko  
Councilor Donahue  
Councilor Manke  
Councilor Minor  
Councilor Nagel  
Mayor DelBuono

Staff Attendees:

James E. Krupienski, Town Clerk

- Craig Minor, Town Planner reviewed the specifics of the Affordable Housing Moratorium Application.
  - Requirement of the State to have 10% affordable housing stock.
  - Proposing to apply to prevent unfriendly housing applications.
  - Had increased last year from 1,116 to 1,155 affordable housing units.
  - Public Hearing was required once a petition of at least 20 residents was supplied. Written comments and Council responses would be included as part of the application.
  - CGS 8-30g allows a developer to apply for affordable, and the Town must approve that application even if it does not meet the Zoning Regulations, this is considered an unfriendly affordable housing proposal.
  - If the moratorium being requested is approved, an applicant could still choose to apply to develop affordable housing, without circumventing our regulations.

### II. PUBLIC COMMENT

1. Stephen Woods, 94 New Britain Avenue – Felt Council needs a direction on affordable housing; Town has not allowed non CGS 8-30g developments and has found reasons not to approve them; Need to develop workforce housing to assist those just starting out; no large cost to the community, excluding Education; Need more affordable rents in Town; Feels Town needs to embrace high-density housing. Previously had an affordable housing commission in 2015. Disappointed there was

no outreach to the individuals that signed the petition that the hearing was happening. Asks to hold on the application to the State.

2. Clarke Castelle, 167 Superior Avenue – Urged rejection of the petition by the State for the failure of the Town to properly promote affordable housing within Newington. The moratorium will only allow the Town to sidestep the duties regarding affordable housing. Felt the application was opposition to affordable housing within the Town. Housing Needs Study Committee should be, but has not been convened to act with development.
3. Barbara Squillacote, 275 Field Street – Is in favor of the moratorium application. Towns should have the opportunity to develop their own guidelines on how development should take place. Should have the opportunity to review the impact of the quantity of units, height, traffic impact to the area, schools impact, impact on infrastructure, impact on services. Zoning laws apply to anyone who looks to build, renovate, or start a business in any Town. If CGS 8-30g can ignore Town Zoning then the Town should implement the moratorium to develop a plan for responsible development.
4. Rose Lyons, 46 Elton Drive – Would have previously favored affordable housing as a prior single parent. Would not meet income guidelines now for affordable housing as a Senior. Believes that the Dakota Properties development proposal may be the only one to come under the CGS 8-30g status. Still feels the definition of CGS 8-30g housing is vague based on existing definitions. Confused in the purpose of the Housing Study Needs Committee and the Affordable Housing Committee. Past issues won't change the issue of affordable housing within Town.
5. Bernadette Conway, 177 Hartford Avenue – Feels the application needs to be considered carefully. In favor of the moratorium. The Town qualifies for the moratorium and should take advantage to develop a plan for the Town.
6. Gary Turco, State Representative, 98 Williamstown Court – Have met and spoken to residents living within existing affordable housing. Currently have a need for more affordable housing individuals can afford. Moratorium could assist the Town in determining where the housing could be placed to meet and exceed State requirements. Town should be proactive during the moratorium period. Offered to assist with State level assistance, when needed.
7. Ed Litke, 205 Harding Avenue – Works with Family Promise to help homeless families find sustainable housing. Concerned that nothing will be done within the down during the moratorium to assist with affordable housing. Need to review impact issues.
8. Michael J. Fox, 1901 Main Street – Member of the Town Plan & Zoning Commission. Prior years prevented development of affordable housing. Have an opportunity to create a plan to direct development. The 550 Cedar Street, 8-30g application was felt to not be the appropriate location, and the wrong type of development. Seems to be a bi-partisan effect to improve the Town.
9. Dominic Pane, 638 Church Street – Chairman, Town Plan & Zoning Commission. Reviewed increase in units stated by the Town Planner of 1,155. Adding of the 97 Dakota units to the existing would leave the Town 49 units away. Adding in the units

at Victory Gardens, 35 units would leave the Town 14 units away from the 10% threshold. Does not feel it is necessary to supply the moratorium application. State adjusts the rate of units every 10 years.

- Councilor Manke, seconded by Councilor Braverman moved to adjourn the Public Hearing. Motion carried unanimously 8-0 Councilor Camillo absent.
- Meeting adjourned at 6:34 PM

Respectfully Submitted

James E. Krupienski  
Acting Recording Secretary