



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Newington Housing Needs Study Committee

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Adam O. King
Town Clerk

SPECIAL MEETING

6:00 p.m. Monday, August 24, 2020

Zoom Webinar/Meeting

MINUTES

Present: Carol Anest; Michael Camillo and Maureen Lynch.

Also Present: Glenn Chalder, AICP; Town Planner Craig Minor.

I. PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:03 pm.

II. ROLE CALL

The presence of the above-listed members was noted.

III. PUBLIC PARTICIPATION

None.

IV. REVIEW/DISCUSSION OF BRIEFING BOOKLET #3: Possible Affordable Housing Strategies

Glenn Chalder, AICP went through Briefing Booklet #3 that he had prepared for this meeting.

The four basic Affordable Housing strategies that the Plan should address are as follows:

1. Encourage housing that meets overall development goals:

1.1 Support development of mixed-use nodes with a "sense of place". Commissioner Anest asked why the maps shows all of these nodes in north-central Newington. Glenn replied because that is the area most appropriate for affordable housing. She felt they should be more scattered, and could include 3333 Berlin Turnpike. Commissioner Anest asked the Town Planner if the graphics from the Transit Village Design District regulations that former Economic

Development Director Andy Brecher displayed to the Town Council last year. Mr. Minor said he would look for them.

- 1.2 Encourage redevelopment with housing where appropriate.
- 1.3 Promote other development goals.
- 1.4 Consider seeking moratorium/exemption from CGS 8-30g.

Glenn then discussed the concept of the “missing middle housing”, which is all of the various types of housing between single-family detached and high-density apartment buildings. Commissioner Camillo noted that this type of housing is suitable in the Town Center. The Town should look into getting grants to encourage this type of development there. Commissioner Anest said that this could be the type of housing that she has been asking about for Newington.

2. Maintain housing and regulations that address housing needs:

- 2.1 Retain existing “Naturally Occurring Affordable Housing”.
- 2.2 Maintain/Improve regulations that allow housing diversity.

3. Provide for housing that addresses needs:

3.1 Address housing needs of an aging population. This might include expanding the number of low-income elderly units. Commissioner Anest had a concern with some of the suggested locations. Glenn replied that the benefit of listing specific locations is it can then kick off a discussion that wouldn't happen if the recommendation was left too generic. Commissioner Anest asked the Town Planner if he could provide a map of Town and State owned property in Newington to the Committee next month.

3.2 Address housing needs of lower income households. This could include helping first-time home buyers with education or down payment assistance.

- 3.3 Consider adopting inclusionary zoning provisions.
- 3.4 Help address special housing needs.

4. Address other housing issues:

- 4.1 Enhance local framework/capacity.
- 4.2 Establish a housing trust fund.
- 4.3 Right-size parking requirements.
- 4.4 Continue to work with housing partners.

That concluded Glenn's presentation. Commissioner Anest said that these are all “common sense” recommendations, and covers the whole gamut of Newington's socio-economic situation. She said she was very impressed. Commissioner Camillo agreed. Glenn said that the next step is to present this information in the form of a draft Plan, at the next meeting. The Committee agreed.

Commissioner Anest asked Glenn if he had been able to find information on the group homes that she had asked him about at the last meeting. Glenn said yes: Newington has eleven group homes, with fifty-five residents. These all count toward Newington's 10%.

V. APPROVAL OF MINUTES

Town Planner Craig Minor presented the minutes. He said that the version the Committee members were looking at was actually different from the draft minutes that he had filed with the Town Clerk, because after filing them he learned that Maureen Lynch was in fact present. Michael Camillo made a motion to approve the minutes as amended, seconded by Carol Anest. All were in favor.

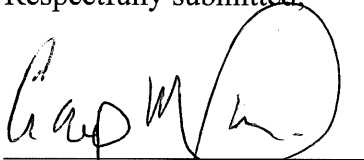
VI. SCHEDULE NEXT MEETING

It was agreed that the next meeting would be Monday, September 21, 2020 at 6 pm via Zoom.

VII. ADJOURN

The meeting adjourned at 7:237 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Craig Minor', written over a horizontal line.

Craig Minor, AICP
Town Planner