

**Enfield Board of Selectmen  
Enfield, New Hampshire**

**PUBLIC HEARING MINUTES of January 9, 2001**

**RE: CDBG APPLICATION**

**Board of Selectmen:** Ilene P. Reed, Chairman; Keith Oppenneer, Donald J. Crate, Sr.

**Administrative Staff:** Stephen B. Griffin, Assistant Town Manager; Alisa D. Bonnette, Secretary, Mitch Manseau-Assistant Town Manager, Ken Daniels-Director of Public Works

**Others:** Shelley Hadfield, Bill Bittinger, Bill Warren, Sheila Young, Lorie McClory-Valley News, Nancy Scovner, Representatives from LISTEN, WISE and other local organizations.

Mrs. Reed called the hearing to order at 5:45 pm.

**Community Development Block Grant Application:**

Copies of the project description, project narrative, and application form were provided to those present and are attached as part of these official minutes.

Shelley Hadfield explained the intent of the Community Development Block Grant. The purpose of these public hearings is to solicit the views of citizens on community development, furnish the citizens with information concerning the amount of funds available and the range of community development activities which may be undertaken under the Community Development Act, and furnish the citizens with information concerning the projected uses of such funds to be applied for.

For the year 2001, there will be approximately \$3.4 million dollars available for housing and public facilities projects, \$1.7 million for the first round in January and the same for the second round in June. The same amount will be available for economic development. Economic development applications are actually submitted on a rolling basis until the funds are used up. The Town of Enfield is eligible to apply for up to \$350,000 per year in each category. CDBG funds must directly benefit low to moderate income people, and can be used for housing rehabilitation, certain public facilities, such as transitional housing, and sewer and water projects and economic development activities which create new jobs and skills which are lacking in the area.

Mr. Bittinger has come to the Selectmen before with a proposed plan for transitional housing. One principal change is that they are now looking at an alternative site. This is a community project that represents 12 organizations, such as WISE and Casey Family Services.

Mr. Oppeneer asked what is expected for the average length of stay? Ms. Hadfield anticipates 12 to 24 months.

Mr. Oppeneer asked if the change of site would leave Silvaray open. Mr. Bittinger explained that, no, this wouldn't be the case. Silvaray is in the process of moving to Newport. The operation is owned by NCCC in Vermont. It's their decision as to what to do with the facility.

Police Chief, Peter Giese, had noted at a previous meeting that Silvaray generates a disproportionate number of calls. If this was changed to transitional housing, no increase in calls would be expected, but if a new facility goes in this could increase the number of calls significantly.

Kaye Currier, WISE, agreed that definitely is a concern. A shelter would be used for a woman who is just out of relationship. Transitional housing would be for after she's out of the relationship. Ms. Currier does not see this as anyone that would be living in fear or living in hiding, but women that need just a little support in their lives.

Mr. Crate asked if there was going to be a maintenance person there 24 hours a day so the residents wouldn't have to call emergency services for something simple. Mr. Bittinger explained that their preference is to include a staff apartment and they hope to have an on-site, live-in manager. This arrangement is done elsewhere with this type of housing.

Mr. Bittinger explained that the Silvaray site was attractive at one point, but difficulties were found with the need for expansion. There are marked wetlands that require 50' setbacks. Septic system requirements would also be costly. Before proceeding further with this site, alternatives were investigated. A property on Main Street was looked at, but because of the direction the town wants to go with that area, the transitional housing project would not be a good fit. The property has a lot of plusses, such as town water and sewer, but it is not a perfect site. The driveway doesn't meet the 400' sightline requirements. Traffic flow is not a problem with the Department of Transportation, but some reconstruction of US Route 4 would be required.

Mr. Oppeneer asked who would do the Route 4 reconstruction. Mr. Bittinger explained that it would be their responsibility, not the town's responsibility.

A plan for the project was discussed. A small portion of the 3.96-acre parcel, that includes an existing house, would be subdivided from the rest. The remaining acreage would be used for the new housing. A vegetation buffer would screen the new buildings from the existing house, parking would be located behind the new buildings and a portion of the property behind that would be retained as open space. The new buildings would not be of institutional design. The property is zoned with multi-family as a conditional use.

Marilyn Boyd, LISTEN, stated that we're talking about transitional housing. The community will heavily support this group of people.

Sheila Young, Enfield Welfare Director, asked if this is subsidized housing. Mr. Bittinger explained that there would be leases and rents that would be below market rents.

Ms. Hadfield explained the Board of Selectmen needs to approve submission of the CDBG application in the amount of \$350,000. About \$30,000 is for CDBG administration and she expects the town will contract for administration. The rest is passed along through an affiliate

with Twin Pines Housing. There is no local match. Mr. Griffin pointed out that the town would not be able to apply for other grants except economic development during the next year.

As no further comment was forthcoming, Mrs. Reed moved to close the public hearing at 6:07 pm; Mr. Crate seconded, vote unanimous.

Mr. Oppeneer moved to approve the application for CDBG funding for Annie's Place, and authorize the Town Manager to sign and documents required to submit this application; Mrs. Reed seconded, vote unanimous.

**Anti-Displacement and Relocation Plan:**

The Board needs to re-adopt the Anti-Displacement and Relocation Plan. There will be no displacement associated with this project. Mr. Oppeneer moved to adopt the Anti-Displacement and Relocation Plan, Mr. Crate seconded, vote unanimous.

**Housing and Community Development Plan:**

The Board needs to adopt a Housing and Community Development Plan.

Mr. Oppeneer moved to open the plan up for public comment at 6:10 pm., Mrs. Reed seconded, vote unanimous.

Mrs. Reed asked if the change in location would affect the tax status of this project. Ms. Hadfield explained that this is not a tax-exempt project no matter where it is located.

Mr. Griffin noted that the project has to receive Zoning Board and Planning Board approval. If the Planning Board is not happy and doesn't approve the project, then the Selectmen can choose not to accept the funds when awarded.

Ms. Hadfield stated that the CDBG is contingent upon other funding in either case.

Mrs. Reed invited public comment on the Housing and Community Development Plan. No comments were forthcoming.

Mrs. Reed closed the hearing at 6:12pm.

Mr. Oppeneer moved to adopt the Housing and Community Development Plan for 2001, Mr. Crate seconded, vote unanimous.