

SPECIAL MEETING OF THE LITCHFIELD BOARD OF SELECTMEN
THURSDAY, APRIL 27, 2017
TOWN OFFICE BUILDING ~ 5:00 P.M.

Call to Order: First Selectman Leo Paul, Jr. called the special meeting to order at 5:12 p.m. Selectmen present were Jonathan Tarrant, Jeffrey Zullo, Diane Knox, and Paul Parsons (5:25 p.m.). Also attending were Dick Sheldon, Bantam Borough Warden; Anne Haas, Bantam citizen; Bob Petricone, Litchfield Housing Trust; Fran Carpentier, Town Treasurer designee; Joyce Briggs, Litchfield Housing Trust. Jeff Zullo also identified himself as a Housing Trust Director.

Discuss with Representatives of the Litchfield Housing Trust and Borough of Bantam Future Uses for the Town Hall Annex, 80 Doyle Road, Bantam

Mr. Paul reviewed the notes from the previous 3/21/17 meeting with consultant, Mr. David Berto, Dick Sheldon, Paul Parsons, and Bob Petricone. Because of the result of that meeting where everyone felt there was a possible use of the property for housing, he hoped this follow-up meeting would yield a discussion on some kind of a housing arrangement.

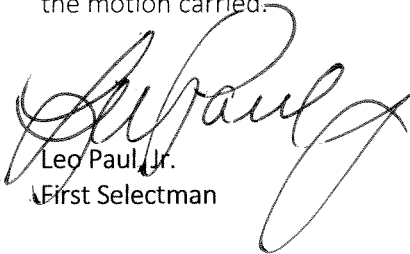
The Housing Trust met on Monday night and discussed the possible use of the property for affordable housing. Mr. Petricone said the group was very interested in having an analysis done to determine feasibility and passed a motion to move forward with discussions with the Town. He talked to Mr. Berto further about details. Mr. Berto said they need to do a physical study of the building before being able to decide how to proceed. They must also do a financial calculation and determine funding opportunities. He estimated the architect/engineering fees would total about \$15,000. He offered to supervise that and do all the financial aspects as well as work with various agencies for funding for a fee of \$3,000. He cautioned Mr. Petricone not to discuss any plans until an environmental study has been done. He estimated the study, enough to make a proposal, at \$6,000. He also said building preservation is a significant source of funding; i.e., preserving the Breuer design.

Mr. Zullo hoped they could keep the gymnasium for a mixed use. *[P. Parsons arrived at this point, 5:25 p.m.]* Mr. Paul said that the budget, including the environmental, so far totals \$24,000. Mr. Petricone said we owe it to ourselves to try to keep the building and make it work for the units, and maybe construct additional new units. J. Zullo thought, knowing square footage of the building, they should be able to get 15 – 20 units in the building. Dick Sheldon said Bantam needs affordable well-built rental units. J. Zullo said they could also add single family or duplex units on the site. Dick said there may have to be a zoning change (R-80 now) for lot size to do this and asked Anne Haas for her opinion. In answer to her question, he and Bob confirmed that they would not have to break up the property if owned by the Housing Trust. Dick said the Borough would like to be involved and invest in this potential project.

Mr. Paul asked the Board for its opinion and said there would be an investment of about \$12,000 needed. Jon Tarrant said he remembered from the meeting at the Bantam Borough Hall on 2/28/17 that the way it is zoned and owned now by the Town, it doesn't affect the Post Office. He asked if it would be affected if some other entity owned the property. Dick and Anne said both the Post Office and gym would be allowed as their current uses. Residential, municipal, State and Federal are currently allowed, and the owner of the property would not matter. Bob Petricone said the primary mission of the Housing Trust would be for young families and Mr. Paul, Dick Sheldon and Jeff Zullo agreed that young people are really needed for the vitality

of the community. Diane Knox agreed and was happy to see the cooperative spirit of the group and said it is a wonderful idea she hopes will go forward. Paul Parsons said this is a great idea and said the Housing Trust would be a great partner for the Town and Borough of Bantam. He thought \$24,000 is a small amount for a large investment with a gym and post office besides. Mr. Paul thought it may be wise to tap surplus funds at the end of the fiscal year. Fund balance is at 15% now and contingency is about \$62,000. Bob Petricone said he would like Mr. Berto to manage the architect and engineer. Mr. Paul said he would talk with Town Counsel Mike Rybak about going out to bid and what needs to be in place. Mr. Petricone said they have gone through the qualification process in the past and have chosen a good preservation architect. Mr. Paul did not want to tap into the Annex Fund for funding, as that is dedicated to Annex building expenses and may be needed. Mr. Petricone suggested the Small Cities Fund. Mr. Paul said they will discuss further at the Selectmen's May 2nd meeting and talk about proceeding with an environmental study. We may be able to renovate the Superior Courthouse after the State vacates if we need a place for the Annex offices. Funding opportunities are greater with the possibility of preservation work, affordable housing, and possible zero energy work. The Selectmen agreed to move forward by consensus.

Adjournment: Motion: J. Zullo moved to adjourn at 6:07 p.m. and J. Tarrant seconded. All voted aye and the motion carried.



Leo Paul, Jr.
First Selectman