

**Affordable Housing Advisory Committee  
Meeting Minutes  
September 3, 2013**

Present were committee members: Jim Kelley, Tom Hyland, Betty Henry, Tina Huard, and Maura Bonafede. Also present: Ed Haberek, Christine Devine, Carol Umphlett, Keith Brynes, guest speaker Bill Bellock, and several residents.

**Meeting was called to order at 4:05 pm by Chairman Hyland.**

**Motion made to approve May 2013 minutes** by Jim Kelley; seconded by Betty Henry; motion passed unanimously.

**New Business**

Tom Hyland introduced Town Planner, Keith Brynes, who discussed the \$20,000 grant that the town received from HomeCT. Keith explained that the money can be used for studies into the creation of Incentive Housing Zones for affordable housing projects. He suggested that the money can also be used to update the Affordable Housing Plan that was created by AHAC in 2007. He said that the town would administer the grant. Discussion ensued. Tom Hyland offered that AHAC is willing to help in any way possible.

First Selectman Ed Haberek introduced Bill Bellock from Bellsite, LLC, who presented plans for a senior affordable housing project at Moss Farms, a town-owned property off of Field Street and Connecticut Avenue in Pawcatuck. He likened his plan for a 60-unit, 8-30g friendly plan to other affordable housing projects and referred those interested to websites for Metro Realty and the Westport Housing Authority. He explained that the units would all be ground level (no second floors) and either duplexes or quadplexes and a community building. Discussion ensued and the floor was opened for questions and comments from town residents.

Jim Kelley made a motion that the Affordable Housing Advisory Committee (AHAC) hereby endorses the elderly housing project, including affordable elderly housing "Moss Farms" property, as proposed by Bill Bellock. Betty Henry seconded the motion, which passed unanimously.

**Old Business**

Jim Kelley read an email from Julie Savin, in regard to the Spruce Meadows affordable housing project, informing the committee that the project has been awarded a grant of \$5m from the State of Connecticut and said she anticipates "a late winter – early spring ground breaking."

Hearing no other business, a motion to adjourn was made by Jim Kelley, seconded by Maura Bonafede, and passed unanimously. Meeting was adjourned at 4:45pm.

Respectfully submitted,



Jim Kelley  
Vice chair