

3 PRIMROSE STREET
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TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES
REGULAR MEETING
Thursday, January 4, 2024 at 7:00 p.m.
Council Chambers, Newtown Municipal Center
3 Primrose Street, Newtown, CT 06470

Present: David Rosen, Gregory Rich, Roy Meadows, Connie Widmann, Barbara Manville, Peter Schwarz, David Landau, Jill Soderholm

Staff: Rob Sibley, Director of Planning and Land Use, Amy Coyle, Clerk

Mr. Rosen called the meeting to order at 7:00 pm.

1. Public Hearings

Application 23.22 by Newtown Planning and Zoning Commission, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §1.02 to add to the Farming definition the allowance of Pig Farming and §3.01, to allow the Permitted Uses and Special Exceptions of Pig Farming in Farming and Residential Zones, as demonstrated by supporting documents submitted to the Land Use Agency 11/08/23. Moved to 01/01/24

The P&Z Commission moved to continue the public hearing to January 18, 2024. Mr. Rich so moved. Mr. Meadows seconded. P&Z Application 23.22 will be continued to the next regularly scheduled P&Z Commission meeting on January 18, 2024 at 7:00 p.m.

Application 23.24 by 42 Hawleyville Road LLC, for a Site Development Plan, for a property located at 42 Hawleyville Road, so as to permit the construction of a 12 single-family residential housing project, as an affordable housing application pursuant to General Statutes §8-30g, as demonstrated on a set of plans titled "Site Development Plans, 42 Hawleyville Road, Newtown, CT prepared for 42 Hawleyville Road, LLC" dated 12/20/22 and revised 10/12/23 and all supporting documents submitted to the Land Use Agency November 21, 2023.

Mr. Peter Olson, 275 Greenwood Ave, Bethel. Mr. Olson stated he is the appointed attorney for 42 Hawleyville Road, submitted a notification form regarding R-2 Zoning on 3 Acres of property, not in the Design District, to build 12 homes at the rear of the property under Statute §8-30g which qualifies for a set a side development, that does not apply to current P&Z regulations. The plans mostly apply except for the number of units. Mr. Olson presented a slideshow explaining the application.

*These minutes are subject to the approval of the Commission.
Copies of applications and documents are on file at the Land Use Agency.*

Mr. Paul Scalzo, Property Management, 4 Stony Hill Road, Bethel, Coordinator and owner. Mr. Scalzo spoke, see the attached handout regarding smart scale 1-level home compliance.

Mr. David Dillman, Westchester Modular, 41 Ketcham Road, Ridgefield. Stated 12 connected single family units with a sunroom between each unit, metal roof, landscaping, efficient-solar enhanced modular homes with quartz counter tops to be in sync with the community. His building facility is located in Westchester 37 miles from jobsite.

Ms. Widmann asked if they units will be placed on a slab or have a basement? Mr. Dillman stated the modular homes are an attached permanent structure with a possible basement or crawlspace.

Mr. Steve Sullivan, 40 Old Field Road, Setauket, NY. Stated The property is 3.35 acres and no wetlands on the property. There will be 12 1-Bedroom homes to the East, 33 parking spaces, Southside refuse, sidewalk to the side of Route 25, Northeast septic placement, onsite wells, small utility with buried with a 3,000-gallon fire tank in compliance with the Fire Marshall's department review. A storm drain, parking with a roof, leaders to the east and retention basin and fencing. There are no wetlands on the property.

Mr. Meadows asked what will fill be brought in for the driveway? Mr. Sullivan stated that 17,380 cubic yards of landscape soil will be brought in to the site.

Ms. Widmann stated she would like to refer to the affordable housing as "workforce housing" and asked about the style of row housing and why are the homes not spaced. Maybe 6-units may be more appealing. Mr. Olson stated row housing cost is lower to charge less.

Ms. Widmann asked if this is a multi-phase project. Mr. Olson stated no.

Mr. Nick Yuschak, Landscape Engineer, 40 Old Milford Road, Brookfield. Mr. Yuschak stated along Route 25 West a solid row of evergreens will be placed to soften when approaching the property. Including different colors and textures when entering the driveway. Onsite there will be shade trees, maples to the right and left of the parking lot. The covered porches will have evergreens, shrubs and occasional flowers that will alternate between units that are native to the region. The rear lawn will have topsoil and seed native grass. To the South there will be evergreens. To the North there will be a solid 8-foot fence, a gazebo, a BBQ picnic area and a fire pit with seating. Lights will be compliant with shields. Residential pole lighting in the 3K range. Nick stated 2700 is not as sharp and less clear and 3000 is superior lighting but will leave the decision to the Commission.

Mr. Olsen stated trees will cut down on noise and will planting red maple.

Mr. Matt Baldino, Licensed Engineer, Solli Engineering LLC, 501 Main Street, Monroe. Mr. Baldino reviewed the traffic flow of the proposed 12-unit home site and the comps for the site plan based on the estimated number of cars entering and exiting the property both in the morning and evening, speed data, adequate vision to the left and right and room for emergency vehicles. Mr. Baldino stated that all the calculations are based on actual speeds noted on Route 25 and the speeds are 45 MPH to the North and 48 MPH to the South. Mr. Baldino stated he has submitted his traffic reporting to the DOT and has been approved by the DOT.

Mr. Meadows asked what is the site distance leaving south? Mr. Baldino stated the North is clear and exceeds 600 feet and the South is clear and exceeds 500 feet to the bend. Mr. Baldino stated Route 25 is a state road and the DOT has approved the site distance.

Mr. Meadows asked Mr. Olson to explain the 20% Step 7 of the calculation of rent? Mr. Olson stated 120% is the max monthly fair market value in Step 5 for the Danbury area. 2024 rent is \$1,825.00 then multiply the number by 120% per regulations.

Ms. Manville stated who keeps track of ongoing income? Mr. Olson stated The Affordability Plan requires a financial affidavit each year in January. The Town of Newtown receives a copy of the affidavit to show compliance.

Ms. Widmann asked if there are any credit requirements in the affordability sector? Mr. Olson stated there are no income requirements in the statute but it does not say the developer doesn't look at income. Mr. Olson stated there are lengthy documents required to prove income.

Ms. Manville asked is there only 1-unit entrance and was concerned about fire safety. Mr. Olson stated there are 2 exits and the windows in all units are ADA compliant. Mr. Dillman stated that all the windows are compliant for fire exit and will be placed in the front, rear and the sunroom of the module homes.

Mr. Meadows asked the type of windows being used for the project? Mr. Dillman stated Anderson double hung windows.

Mr. Rich asked about the installation of charging stations to support EV's. Mr. Olson stated they will be working with Titan Energy for the installation of EV stations.

Mr. Rich asked the impervious surface on the plans. Mr. Olson stated the total impervious coverage is 23.9% based on the layout material plan.

Mr. Rich asked if there are provisions for school buses? Mr. Baldino stated the school bus pick-up will be stopping on Route 25.

Mr. Rich asked if there was encroachment on the nearest house to the North. How will this affect the homeowners on the North? Mr. Sullivan stated there is no encroachment on the site, a solid fence will be built on the Northern border will control noise. To screen any visual between the north property and our property.

Mr. Rich if there will be a certain percentage of units be ADA compliant? Mr. Olson stated there is a minimum size for building code for ADA compliance and we are not at that threshold. Mr. Olson I think your question is can it as built, support an ADA conversion? Mr. Rich stated yes. Mr. Gillman stated there is a minimum size for ADA compliance and we are not at that threshold. As they are built the 12-unit modular home can the support a conversion but is not the intent to construct them out of the gate as ADA compliant.

Mr. Rosen asked about ongoing maintenance? Mr. Scalzo stated he will be in charge of property management.

Mr. Rosen asked about the visibility question for the surrounding property to minimize the impact to the area. What fence material will be used at the surrounding property? Mr. Scolzo stated the fence is an 8-foot tall composite fence. Neighbors will have a natural buffer of trees that will help screen the property and evergreens will buffer noise.

Ms. Manville asked if there will be sidewalks on Route 25? Mr. Olsen stated yes.

Mr. Sibley stated for the Commission regarding the question who oversees the housing numbers for the town that is handled by the Newtown Department of Economic and Community Development. We have 3 affordable under §8-30g responsibility reporting and this Commission has approved 4 incentives that have similar requirements. So, they receive 7 or so reports to review every year. There is also a newly named housing and rent commission that each town has to have to review rents in the town that I believe will be brought into this process.

Mr. Rich asked one more clarifying question for that Rob. What happens to a resident if the income changes substantially? Mr. Sibley stated the state statute outlines how that process goes. Typically, a hearing officer is appointed by the state.

Mr. Rosen moved the hearing to the public.

Mr. Justin Floody, 46 Hawleyville Road stated he has health and safety concerns due to the affordable 12-unit complex is being built on 3 acres, increased traffic and a blind corner exiting the property on Route 25 and increased to traffic due to the public stopping at the property to charge their EV vehicles. He has concerns about the placement of the and potential septic run-off to his property due to his property being slightly lower to the site. He has concerns about the 2 wells on the site and his own well may potentially dry up. He stated he feels his property value may decrease and the 8-foot fence along his property and the planted greens will not buffer viewing or site or reduce sound. Mr. Floody stated there may be flooding from the nearby marsh

and wetlands. He was told his property may be on partial wetlands at the time he purchased his home but couldn't confirm wetlands.

Mr. Tom Mezzanotte, 46A Hawleyville Road, stated he has concerns about the power line below the 8-foot wall and speeding from the complex at 4 p.m.

Ms. Elizabeth Iannini, 11 North Ridge Drive from the Newtown Hunt Community, stated she lives across the street from Mr. Floody and she feels strongly that there is concern for the health and safety due to fire access, traffic, about how many people are allowed to live in per unit, the engineering is not complete regarding the basement. She feels the 8-foot fence will not provide privacy for 2 and 3 story homes and Route 25 will be able to view complex.

Ms. Corinna Matijevic, 14 North Ridge Drive also from the New Hunt Community, stated she has concerns regarding the EV charging stations and feels it is tax incentive for the developer. She stated the affordable workforce can't afford electric vehicles. The design is similar to mobile homes and is not conducive to the neighborhood to include metal roofing. She has concerns due to size of the property only being 3 acres for 12 units compared to 2 acres for 1 home in the neighborhood. She stated she feels the will reduce the value of the neighboring homes. She asked if the town will reduce her taxes?

Mr. Daniel Knize, 176 Currituck Rd, is a property manager for other low income housing, Mr. Knize stated he strongly urges the Commission not to close the hearing due to the timing of the holidays and the community not being able to attend the meeting and that he has health and safety concerns regarding the project being a low budget build. He feels the key to longevity is good management after 3 years. He feels there was no thought put into looking into the pond or brook behind the property and the plans only show the complex and lumberyard and not the surrounding homes. Also, traffic needs to be addressed.

Ms. Doreen Trimarchi, 19 Tunnel Road, stated she had concerns about the size of the septic with 1-2 people per unit and if it would affect the wetlands? She has concerns regarding fire access because there is only one way in and out of the property. She states the homes resemble mobile homes are not conducive to the neighborhood.

The Commission had a discussion and felt all health and safety concerns have been met and would like the developers to work with the adjoining neighbors regarding buffering. The public notification was sufficient with the legal. There will be no public use of the EV charging station. The size of the property is allowed for the Affordable Housing under Statue §8-30g. The wetlands, traffic, fire and health have all been reviewed and approved.

Mr. Rosen Read to Public Record Application 23.24. Mr. Rosen requested a motion to close the public hearing on Application 23.24. Mr. Rich so moved. Mr. Meadows seconded. The motion passed all in favor and the public hearing was closed at 9:03 p.m.

Ms. Manville read the following into the record:

BE IT RESOLVED that Application 23.24 by 42 Hawleyville Road LLC, for a Site Development Plan, for a property located at 42 Hawleyville Road, so as to permit the construction of a 12 single-family residential housing project, as an affordable housing application pursuant to General Statutes §8-30g, as demonstrated on a set of plans titled "Site Development Plans, 42 Hawleyville Road, Newtown, CT prepared for 42 Hawleyville Road, LLC" dated 12/20/22 and revised 10/12/23 and all supporting documents submitted to the Land Use Agency November 21, 2023.

IS HEREBY FOUND CONSISTENT WITH THE NEWTOWN PLAN OF CONSERVATION AND DEVELOPMENT AND SHALL BE APPROVED with the following condition: The developer has agreed to work with the adjoining home owners concerning the buffering between the properties.

BE IT FURTHER RESOLVED that the approval shall become effective January 27, 2024. Mr. Rosen requested a motion. Mr. Rich so moved. Mr. Meadows seconded.

The Commission voted as follows:

Connie Widmann - AYE

Gregory Rich - AYE

Roy Meadows - AYE

Barbara Manville – NAY

David Rosen – NAY

The motion to APPROVE Application 23.24 carried 3-2.

Mr. Rosen read:

Application 23.25 by Misiti LLC, for a Site Development Plan, for a property located at 115 Church Hill Road, so as to permit the change of use from business to residential to create two 1-bedroom apartments, as demonstrated on a set of plans title "Property Survey, prepared for Misiti, LLC 113, 115 Church Hill Road, Sandy Hook, Connecticut" date 07/06/98 and all supporting documents submitted to the Land Use Agency December 4, 2023.

Mr. Michael Porco owner of Misiti LLC, 8 Sugarloaf Road, Mr. Porco stated the building he is proposing for change of use of the Subway building in located at 115 Church Hill Road, Sandy Hook. He is proposing to move from commercial to residential creating two 1-bedroom apartments on the ground level. He stated his property falls within use.. Mr. Porco's office spoke with the Fire Marshall and Building Inspector and the property falls within the HT construction type, fire separation and the travel distance for the tenants. The property falls within parameters

of the 2021 International Board of Code. The property is not changing anything just the use there is no expansion just a change of occupancy.

Ms. Widmann asked what is the square footage if the two apartments? Mr. Porco stated the 2 apartments will be 700 square feet and 650 square feet, he will combine all 4-units to share 1 fire alarm per fire code and all 4 apartments will be separate with fire walls. He needs to add 2 stoves and 1 bathroom to the property. There will be 18 onsite parking spaces and additional street parking.

Mr. Rosen asked if he will be using the existing parking? There will be the same number of occupants being residential? Mr. Porco stated yes, there is ample parking, there are 18 parking spaces and residential is the same.

Ms. Manville asked if the apartments will be located underneath Subway and where the entrance access will be located. Mr. Porco stated the entrance location will be in the back of the building, there is additional access from the front street level and from Church Hill Road directly from the sidewalk.

Mr. Rich asked what the current zoning for this parcel? Mr. Sibley stated this is in the Sandy Hook Design District. Mr. Rich stated, so it is mixed use. Mr. Sibley stated yes. What is being applied for now is under permitted uses, not a special exception. The applicant is demonstrating they currently meet and exceed all the conditions with area height, yard requirements, signage and parking. A special exception is when you get to review those standards and add to them as you wish. Mr. Rich asked so why is this coming to us? So, it's still a permitted use so your Sandy Hook Design District is broken into two basic parts site development plan approval, that is this application or a permitted use or a special exception. So, you are at the lower one because you are not asking for more than 50 percent.

Mr. Rosen opened Application 23.25 to the public. No public comment.

Mr. Rosen requested a motion to close the public hearing on Application 23.25. Mr. Meadows so moved. Mr. Rich seconded. All were in favor and the public hearing was closed at 9:20 p.m.

Ms. Manville read the following into the record:

BE IT RESOLVED that Application 23.25 by Misiti LLC, for a Site Development Plan, for a property located at 115 Church Hill Road, so as to permit the change of use from business to residential to create two 1-bedroom apartments, as demonstrated on a set of plans title "Property Survey, prepared for Misiti, LLC 113, 115 Church Hill Road, Sandy Hook, Connecticut" date 07/06/98 and all supporting documents submitted to the Land Use Agency December 4, 2023.

IS HEREBY FOUND CONSISTENT WITH THE NEWTOWN ZONING REGULATIONS AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective January 27, 2024.

Mr. Rosen requested a motion. Mr. Rich so moved. Mr. Meadows seconded.

The Commission voted as follows:

Connie Widmann - AYE

Gregory Rich - AYE

Roy Meadows - AYE

Barbara Manville – AYE

David Rosen – AYE

The motion to APPROVE Application 23.25 carried unanimously 5-0.

Application 23.26 by Paul Hilario, for an Amendment to a Special Exception to relocate an existing detached garage to the north side of the existing building and to connect the buildings with a breezeway, located at 135-139 Mount Pleasant Road, as demonstrated on a set of plans titled “Layout & Materials Plan Prepared for Hilario’s Service Center, Inc., 135-139 Mt. Pleasant Rd. (RT. 6) Newtown, CT” dated 03/10/17, and supporting documents submitted to the Land Use Agency December 11, 2023.

The applicant requested to continue the public hearing to January 18, 2022. Mr. Meadows so moved. Mr. Rich seconded. P&Z Application 23.26 will be continued to the next regularly scheduled P&Z Commission meeting on January 18, 2024 at 7:00 p.m.

Mr. Rosen read:

Application 23.27 by Dayton Crossing, LLC, for an Amendment to a Special Exception, for a property located at 24 Glen Road, so as to allow the side setback change from 5’ to 2’ and to convert office/retail space to 2-bedroom apartments, as demonstrated on a set on plans titled “Partial As-Built Prepared for Michael Burton Builders, 24 Glen Road, Sandy Hook, CT” dated 06/27/23 and revised on 12/01/23, and supporting documents submitted to the Land Use Agency December 15, 2023.

Ms. Widmann stated she received notification and lives with 500 feet of the property and feels she has no conflict with a decision on this application.

Mr. Michael Burton owner of Michael Burton Builders INC, office located at 107 Churchill Road, Sandy Hook. Mr. Burton stated he is requesting an amendment to original Special Exception that was granted in the Spring of 2022.

Mr. Rich asked if this was building calculation error?

Mr. Burton stated there are minor changes to 24 Glen Sandy Hook, in the Design District was originally approved for a mixed use development on the original site plan. Mr. Burton stated during the design process something changed and he ended up closer to the abutting property line than planned. Mr. Burton is requesting the Commission modify the setback from 2' instead of 5' that was originally granted. The abutting property is owned by the Town of Newtown and may never be built on and will not any impact on the property owner. The Commission is allowed to approve this change under Section 605 of the Newtown Zoning Application.

Mr. Rosen asked if the error was due to lack of measurement, if it happened by accident and was it not intended? Mr. Burton stated it was a 2' design error, in part the building was out of square that was not picked up on or intended.

Mr. Rich asked Mr. Sibley if he had any comment or objection? Mr. Sibley stated no, the staff has given responses and is Mr. Burton's request is within the prevue of the Commission and approved earlier and it will also reduce the parking necessity for the site.

Ms. Manville asked what would be involved for correction? Mr. Burton stated if the Commission did say no his first choice approach would be to ask the town for a lot line transfer.

Mr. Burton stated since 2022 he has been unable to market office space. Mr. Burton is requesting to make the existing building from 2 retail spaces to 2-bedroom property.

Ms. Widmann asked if will there be any apartments in the workforce housing model. Is it required? Mr. Burton stated no he did not need to market in the district due to his permit for Special Exception use.

Mr. Rich asked are there 4 apartments total and asked if the parking in place is sufficient? Mr. Burton stated this would help with the parking and there 11 parking spaces for the small building and another 7 parking spaces for building B.

Mr. Rosen asked about the apartment parking with the restaurant and if there will there be an issue for the apartments or will there be designated parking spots. Mr. Burton stated there will be no parking adjustments needed and the apartments will have designated parking.

Mr. Rosen opened Application 23.27 to the public. No public comment.

Mr. Rosen requested a motion to close the public hearing on Application 23.27. Mr. Meadows so moved. Ms. Widmann seconded. All were in favor and the public hearing was closed at 9:39 p.m.

Ms. Manville read the following into the record:

BE IT RESOLVED that Application 23.27 by Dayton Crossing, LLC, for an Amendment to a Special Exception, for a property located at 24 Glen Road, so as to allow the side setback change from 5' to 2' and to convert office/retail space to 2-bedroom apartments, as demonstrated on a set on plans titled "Partial As-Built Prepared for Michael Burton Builders, 24 Glen Road, Sandy Hook, CT" dated 06/27/23 and revised on 12/01/23, and supporting documents submitted to the Land Use Agency December 15, 2023.

IS HEREBY FOUND CONSISTENT WITH THE NEWTOWN ZONING REGULATIONS AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective January 27, 2024. Mr. Meadows so moved. Ms. Widmann seconded.

The Commission voted as follows:

Connie Widmann - AYE

Gregory Rich - AYE

Roy Meadows - AYE

Barbara Manville – AYE

David Rosen – AYE

The motion to APPROVE Application 23.27 carried unanimously 5-0.

2. Director's Report

Mr. Sibley suggested that Mr. Rosen appoint a subcommittee for the study of Airbnb. Mr. Rosen concurred and asked for volunteers. Mr. Schwarz, Mr. Meadows and Ms. Widman volunteered. A meeting schedule will be set in the future.

3. Approval of Minutes

Mr. Meadows submitted revisions to the minutes for November 2, 2023 and December 7, 2023 (see attached). Mr. Meadows moved to approve amended minutes. Mr. Rich seconded. All were in favor. Ms. Manville abstained. The amended minutes from November 2, 2023 and December 7, 2023 were approved.

4. Adjournment

Mr. Rosen requested a motion to adjourn. Mr. Landau so moved. Mr. Meadows seconded. All members were in favor and the meeting was adjourned at 10:10 p.m.

** Please note any amendments or corrections to these minutes will be reflected in the subsequent meeting's minutes when the minutes are approved by the Commission**

*Respectfully submitted,
Amy Coyle, Clerk*



*Recd
11/14/2024*

Affordable housing conference sheds light on CT's crisis

Connecticut Public Radio | By [Max Berryman](#)

Published November 14, 2023 at 5:23 PM EST



Ryan Caron King / Connecticut Public

The Rockview Terrace housing complex in New Haven. The Rockview Terrace housing complex is low income housing.

Affordable housing advocates and policymakers are discussing ways to expand affordable housing in Connecticut.

The Partnership for Strong Communities hosted its fourth annual Connecticut Affordable Housing Conference this week.

Nearly 600 people registered for the two day event, which offered over 20 sessions.

Chelsea Ross, the executive director of Partnership for Strong Communities, explained the goals of the conference.

"This will spotlight a wide array of best practices, collaborations, and coordinated advocacy strategies that create an environment for households across Connecticut to thrive," Ross said.

Organizers with the nonprofit invited Majora Carter, a real estate developer and keynote speaker, to headline the event.

Carter gave a talk that featured parts of her own life growing up in the South Bronx area and how

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Carter said perspective, in her view, plays a major role in the face of housing issues.

"I think gentrification starts when people in low-status communities don't see the values in their own homes. Predatory speculators take full advantage of that," Carter said.

Connecticut struggles with affordable housing. Nearly half of Connecticut's renter population pays over 30% of their income towards housing and utilities and 86% of low-income renters struggle to afford housing altogether even if it is labeled affordable.

It's an issue of supply and demand, according to Carter.

"Even if you want to stay close to your family and close to people that you grew up with, you can't because no one is building that housing," Carter said.

The Partnership for Strong Communities points to success in Farmington and Wallingford as a reason to build more affordable homes.

In October, the Connecticut Department of Housing completed financing for five new affordable housing developments, which will house residents making between 25% to 80% of the area median income.

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HOUSING

CT could lose thousands of affordable housing units in next few years

The state could lose 300 low-income housing tax credit units in 2023 as their affordability requirements expire



by Ginny Monk

April 17, 2023 @ 4:30 pm

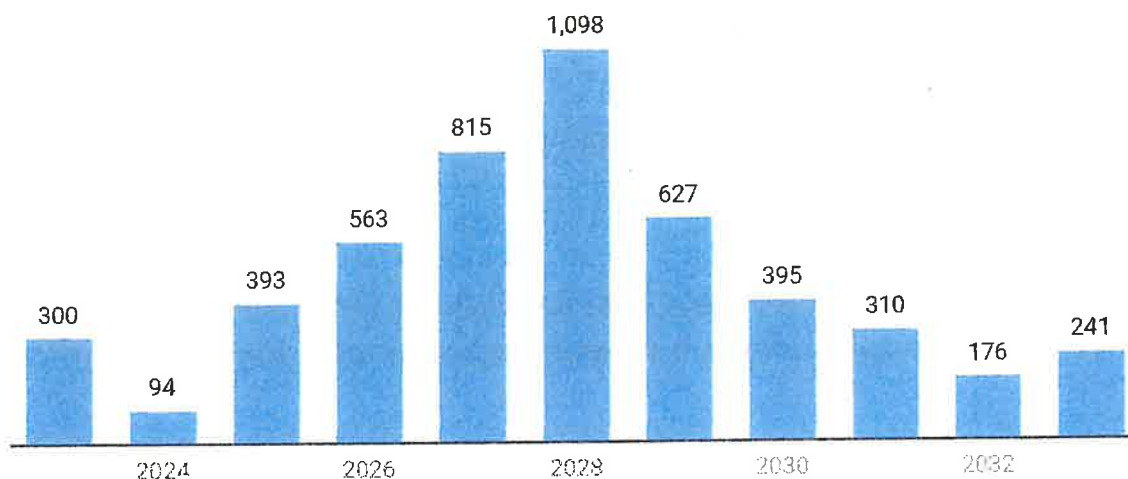


The Heritage Glen Apartments in Farmington have affordability requirements through the Low Income Housing Tax Credit program that are set to expire in 2024. [GINNY MONK / CT MIRROR](#)

As Connecticut grapples with how to add affordable housing, the next few years will likely bring questions about how best to preserve the stock that already exists.

Affordability requirements for low-income housing tax credit units expiring by year in CT

Affordability requirements are expiring on thousands of housing units in Connecticut over the next several years. Officials and nonprofits are working on ways to preserve affordable housing.



Data provided in January 2023.

Chart: Ginny Monk / CT Mirror • Source: Connecticut Housing Finance Authority • [Get the data](#) • Created with [Datawrapper](#)

“What happens to those low-income residents who are currently in those buildings?,” Aurand said. “We are very concerned about that, particularly for the residents who have the lowest incomes. There really are very few options, and they would have a very difficult time finding other housing.”

It’s of particular concern in areas with tight housing markets, where developers might be incentivized to sell the property or increase rents, Aurand added.

Connecticut’s Housing Finance Authority typically works with developers to ensure that the units remain affordable, said Nandini Natarajan, chief executive officer at the finance authority.

Even if properties are able to maintain their affordability restrictions, many of them need renovations in order to be livable, Aurand said.

“There’s still an issue in terms of quality of those buildings,” he said. “They may be affordable, but they may still need some reinvestment.”

Developers typically tap into funds from additional sources outside the federal tax credit program in order to make the financing work, Dobos said. The state has a couple of programs including the FLEX and Housing Trust funds as well as some loan programs. There are also federal financing programs available.

“I need as much money as I can,” Dobos said. “I need to build a capital stack that has multiple funding sources. It’s not just one.”

When Dobos’ group’s properties come up on their affordability requirements, they take the opportunity to renovate. The properties are spread across several cities including Bridgeport, Stamford and Trumbull.

“We do everything — windows, new flooring, possible infrastructure issues,” she said. “It’s really like a gut rehab because it needs to last another 20 years.”

Municipalities

Some towns are working toward preserving aging housing stock as well. For example, Fairfield has a program funded with federal money that rehabilitates small multi-family apartment buildings.

They offer this as a no-interest, declining balance loan, said Mark Barnhart, director of the town’s Office of Community & Economic Development.

In exchange for participation in the program, landlords agree to restrict certain units as affordable for the life of the loan — typically about 40 years, Barnhart said. After the loan ends, landlords can enter into one-year contracts with the local housing authority to keep the housing affordable.

“It works out well for the investor, and we’re providing much-needed housing units for folks with vouchers,” he said.

The program has been ongoing for several years and has been of particular interest to landlords who use it to purchase and rehabilitate aging housing, although interest has waned more recently.

“The naturally occurring stock tends to be old and in need of capital repair, and if we can’t keep up with those capital needs, it’s never going to get replaced with housing that is going to be as affordable as what was there,” Stewart said.

Correction: Christie Stewart is the senior adviser at the Center for Housing Opportunity. A previous version of this article misstated her title.



38°

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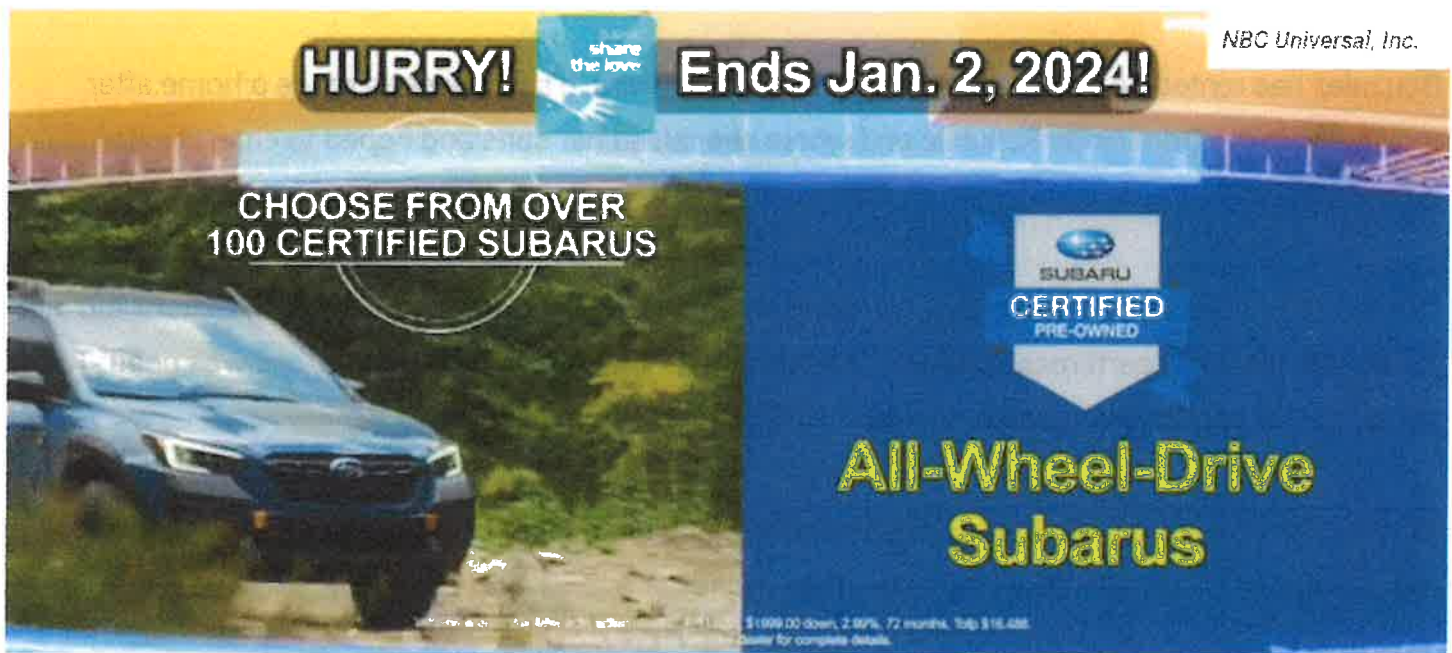
New restaurants...

RENT

'It's hard': Renters are struggling to find housing at affordable prices

The CT Coalition to End Homelessness said costs are leading to a huge increase in homelessness.

By **Caitlin Burchill** • Published September 21, 2023 • Updated on **September 21, 2023 at 5:58 pm**



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30:018

**DEC 28, 2023****NBC CT Responds: Unwrapped**

The management company said the landlord has let her live in the three-bedroom apartment on a one-bedroom subsidy for years, but with expenses, they've decided it's time to rent it out for a three-bedroom price.

Her son told us, "I get the situation. I get the housing market right now in Waterbury is really, really hard, but I don't think that something like that would have happened to someone who has been loyal and consistent for over 20 years."

The Gonzalez family reached out to NBC CT Responds to share their story as their matriarch searches for a new home at a price she can afford.

"Mil doscientos, mil trescientos..." said Candelaria, listing the rent prices she's seeing in the area. \$1,200 and higher.

The price of rent she's seeing in the city is higher than the \$1,150 Section 8 housing voucher she says she gets.

"That's the heartbreaking part about it is, you know, someone to have, to know that they've been there for 23 years, and now they have to leave," said Dana Serra of the Waterbury Housing Authority.

Serra has seen a lot working for Waterbury Housing Authority for almost three decades and said this housing market is outrageous.

"We don't have a lot of housing stock. Since COVID, landlords are increasing their rents. And I believe that you know, the market is not meeting what the rents that they're asking," Serra said.

And even with a recent increase in fair market value for Section 8 vouchers, Serra said it will only increase her client's assistance by about \$90 a month.

"It's affordable for a reason, you know, what I mean? That's why it's called affordable housing. It's, it's not for, you know, for landlords to make millions and millions of dollars, unfortunately," she said.

Right now, out of all the households eligible for a federal voucher, it said only 25% receive one because there aren't enough to go around. Currently, Waterbury Housing Authority said it has an 800-person waitlist.

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HOUSING

CT could lose thousands of affordable housing units in next few years

The state could lose 300 low-income housing tax credit units in 2023 as their affordability requirements expire



by Ginny Monk

April 17, 2023 @ 4:30 pm

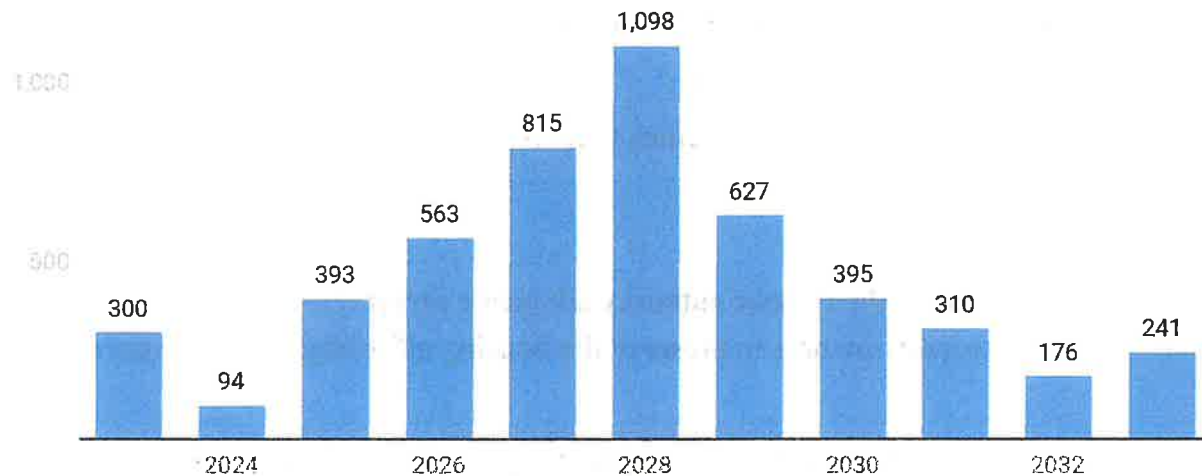


The Heritage Glen Apartments in Farmington have affordability requirements through the Low Income Housing Tax Credit program that are set to expire in 2024. GINNY MONK / CT MIRROR

As Connecticut grapples with how to add affordable housing, the next few years will likely bring questions about how best to preserve the stock that already exists.

Affordability requirements for low-income housing tax credit units expiring by year in CT

Affordability requirements are expiring on thousands of housing units in Connecticut over the next several years. Officials and nonprofits are working on ways to preserve affordable housing.



Data provided in January 2023.

Chart: Ginny Monk / CT Mirror • Source: Connecticut Housing Finance Authority • [Get the data](#) • Created with [Datawrapper](#)

“What happens to those low-income residents who are currently in those buildings?,” Aurand said. “We are very concerned about that, particularly for the residents who have the lowest incomes. There really are very few options, and they would have a very difficult time finding other housing.”

It’s of particular concern in areas with tight housing markets, where developers might be incentivized to sell the property or increase rents, Aurand added.

Connecticut’s Housing Finance Authority typically works with developers to ensure that the units remain affordable, said Nandini Natarajan, chief executive officer at the finance authority.

Even if properties are able to maintain their affordability restrictions, many of them need renovations in order to be livable, Aurand said.

“There’s still an issue in terms of quality of those buildings,” he said. “They may be affordable, but they may still need some reinvestment.”

Developers typically tap into funds from additional sources outside the federal tax credit program in order to make the financing work, Dobos said. The state has a couple of programs including the FLEX and Housing Trust funds as well as some loan programs. There are also federal financing programs available.

“I need as much money as I can,” Dobos said. “I need to build a capital stack that has multiple funding sources. It’s not just one.”

When Dobos’ group’s properties come up on their affordability requirements, they take the opportunity to renovate. The properties are spread across several cities including Bridgeport, Stamford and Trumbull.

“We do everything — windows, new flooring, possible infrastructure issues,” she said. “It’s really like a gut rehab because it needs to last another 20 years.”

Municipalities

Some towns are working toward preserving aging housing stock as well. For example, Fairfield has a program funded with federal money that rehabilitates small multi-family apartment buildings.

They offer this as a no-interest, declining balance loan, said Mark Barnhart, director of the town’s Office of Community & Economic Development.

In exchange for participation in the program, landlords agree to restrict certain units as affordable for the life of the loan — typically about 40 years, Barnhart said. After the loan ends, landlords can enter into one-year contracts with the local housing authority to keep the housing affordable.

“It works out well for the investor, and we’re providing much-needed housing units for folks with vouchers,” he said.

The program has been ongoing for several years and has been of particular interest to landlords who use it to purchase and rehabilitate aging housing, although interest has waned more recently.

“The naturally occurring stock tends to be old and in need of capital repair, and if we can’t keep up with those capital needs, it’s never going to get replaced with housing that is going to be as affordable as what was there,” Stewart said.

Correction: Christie Stewart is the senior adviser at the Center for Housing Opportunity. A previous version of this article misstated her title.



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NEWS

Will Lamont's promise of government aid be enough to address CT's affordable housing crisis?

About 2,000 taxpayer-subsidized housing units are opening each year. The state is short 169k units.

[Jacqueline Rabe Thomas](#), [Taylor Johnston](#)

Jan. 3, 2024

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- Few homes are for sale or rent throughout the state – one of the lowest vacancy rates in the U.S. – which is helping drive up rent, home prices, evictions and the number of people facing homelessness.
- During the first two weeks of December, the number of people living outside in the state reached a record high of 1,021 people, which includes 65 children.
- Overall, new housing construction remains flat. There was less housing built in Connecticut in 2022 than in any state except Alaska and Rhode Island. Since 2000, only Rhode Island has seen less housing built than Connecticut, when adjusting for population according to a Hearst CT Media analysis.
- State research on just how many homes are needed in Connecticut to match the demand tallies the affordable housing shortage at 169,400 units for low-income residents and 101,600 homes for middle-income residents.

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Lamont's plan is to rely on government subsidies.

Affordable housing advocates say government subsidies alone won't come close to adequately addressing the crisis. They say state leaders need to force suburban town officials to stop regularly blocking affordable and multi-family housing from being built in their communities by forcing them to relax their restrictive zoning

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Affordable housing constructed with taxpayer assistance

Many of these units are rehabbing existing affordable units. The state tracks one number for housing construction, which includes new and rehab units together.

Note: The 2023 data is through September. DOH estimates the final number for 2023 will hover around 2,000

Chart: Taylor Johnston / Hearst Connecticut Media • Source: Connecticut Department of Housing

At the current pace of only opening roughly 2,000 units a year – with many of those units being rehabilitated units that were already affordable apartments – it would take decades to meet the demand the state is facing today.



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The influx of roughly \$1 billion in state funding for more housing state legislators approved last spring, the Lamont Administration estimates, will eventually lead to between 4,400 and 6,500 more affordable homes being constructed, though state officials say it typically takes a few years for projects to open.

Affordable housing advocates have pointed words for those who think government funding for construction alone will make a dent in the housing crisis facing the state. They say lawmakers need to broaden their approach and stop allowing local officials to block so much housing construction.

“Resources can’t fix the problem. It’s simple math,” said Sean Ghio, policy director at the Partnership for Strong Communities, a housing advocacy nonprofit. “It’s a pipe dream. It’s ridiculous to think they can spend enough. What needs to happen is towns need to get out of the way and let some housing be built. ... Zoning reform is free. It’s political courage – that’s the currency that we need.”


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That's because housing projects typically take three to five years to build – and even longer in towns that have restrictive zoning policies – said Michael Santoro,



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State records show there are 4,087 affordable housing units subsidized by taxpayers that were under construction at the end of September – about the same level of units that have historically been under construction on any given day in the state.

But the number of projects that the Connecticut Department of Housing characterizes as “in progress” has taken a nosedive from 6,900 in 2018 to 3,500 at

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“We have never had so much available in housing resources as we do right now,” he said.

Gov. Ned Lamont tours the empty factory that broke ground in December to be converted into 155 apartments.

Jacqueline Rabe Thomas/Hearst Connecticut Media Group



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“We’ve got businesses that want to expand here, but they’re not sure they can expand here unless their workers have a place that they could live,” Lamont told a crowded room at a [housing conference](#) in November. “Our future will be determined by whether there’s affordable places for people to live across the state.”

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Written By

Jacqueline Rabe Thomas

Reach Jacqueline on

Jacqueline Rabe Thomas is a reporter with Hearst Connecticut Media Group. She has been an investigative



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Housing

CT's Housing Affordability Crisis: A Deep Dive Into Decades Of Policy

by **Christine Stuart**

November 3, 2023, 5:00 am



Chatham is a Low-Income Housing Tax Credit and Project Based Voucher development in New Haven. Credit: Contributed photo

The lack of affordable housing is a national crisis at the moment, but a new report from the Yankee Institute concludes that Connecticut's attempt at encouraging it dates back decades.

The report traces the current situation back to former Gov. William O'Neill's administration and the Blue Ribbon Commission on Housing in 1989. It says that a specific statute that says Connecticut towns must

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Regardless of where a person falls on the political spectrum there seems to be agreement that more state investment will be necessary.

The Yankee report suggested “Rather than spending funds on subsidized housing developments, the state would do better to expand its rental-assistance program, which grants vouchers to low-income families. This approach would empower housing consumers — rather than enriching well-connected developers.”

However, Ghio said they also have to make it easier to build at the local level.

Yankee concludes that local zoning decisions should not be made by the state and that’s where the tug-and-pull with lawmakers begins. There are some who believe the state needs to step in and force municipalities to allow for larger scale developments and those who believe local governments should be left alone to make their own decisions.

“Local governments are better suited to formulating solutions that address their communities’ unique needs, and are far more accountable and responsive to housing problems and taxpayer concerns,” the Yankee report concludes.

The General Assembly was unable to address the issue earlier this year, but it’s bound to be back next year for debate again.

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Affordable Housing Under CGS § 8-30g

By: Shaun McGann, Associate Analyst
August 30, 2023 | 2023-R-0219

Issue

Identify the percentage of affordable housing in each Connecticut municipality from 2011 to 2022.

This report updates OLR Report [2022-R-0116](#).

Summary

In traditional land use appeals, developers must convince a court that a municipality acted illegally, arbitrarily, or abused its discretion in denying an affordable housing development application. However, the Affordable Housing Land Use Appeals Procedure under [CGS § 8-30g](#) instead places the burden of proof on certain municipalities to defend their decisions, if contested, to reject qualifying affordable housing development applications or approve them with costly conditions. Municipalities are generally exempt from the appeals procedure if (1) at least 10% of their total housing units qualify as affordable, based on certain statutory criteria, or (2) they are eligible for a moratorium (see OLR Report [2022-R-0147](#) for more information on moratoria). Broadly, affordable housing includes certain government-assisted and income-restricted housing.

For additional information on the appeals procedure, see OLR Issue Brief: CGS § 8-30g, The Affordable Housing Land Use Appeals Procedure ([2022-R-0254](#))

Between 2011 and 2022, the percentage of qualifying affordable housing units increased in 125 Connecticut municipalities. Based on the most recently available Department of Housing (DOH) list, 29 municipalities currently meet or exceed the 10% affordable housing threshold for an exemption from the appeals procedure.

Table 1: Percent of Affordable Housing by Municipality, 2011-2022

Town	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Change, 2011-2022 (pp)
Andover	3.4%	3.6%	4.1%	4.3%	4.2%	3.0%	3.2%	3.4%	3.6%	3.9%	4.1%	3.9%	0.5
Ansonia	14.6%	14.6%	15.3%	13.9%	14.2%	13.7%	14.4%	15.2%	15.3%	15.5%	16.0%	14.5%	-0.1
Ashford	3.6%	3.7%	4.3%	4.4%	4.2%	3.5%	3.4%	3.4%	3.5%	3.6%	3.4%	3.3%	-0.3
Avon	3.6%	3.7%	3.8%	3.8%	3.8%	3.8%	3.9%	3.9%	4.1%	4.1%	4.1%	4.0%	0.4
Barkhamsted	0.9%	0.8%	1.0%	1.1%	1.3%	1.3%	1.4%	1.4%	1.6%	1.8%	1.6%	1.6%	0.8
Beacon Falls	1.2%	1.2%	1.5%	1.3%	1.6%	1.5%	1.6%	1.7%	2.0%	2.0%	1.7%	1.6%	0.3
Berlin	7.2%	7.2%	8.4%	8.6%	8.8%	8.8%	9.0%	9.2%	9.3%	9.2%	9.0%	8.8%	1.6
Bethany	0.0%	0.1%	0.1%	0.1%	0.3%	0.5%	0.6%	0.6%	0.7%	0.7%	0.6%	0.5%	0.4
Bethel	5.2%	5.2%	5.3%	5.4%	5.1%	4.7%	5.0%	5.9%	5.7%	6.3%	6.0%	5.9%	0.7
Bethlehem	1.5%	1.6%	1.7%	1.6%	1.7%	1.8%	1.8%	2.0%	2.2%	2.1%	1.8%	1.8%	0.3
Bloomfield	11.4%	11.4%	11.6%	11.7%	11.2%	10.8%	10.7%	10.9%	11.1%	11.1%	11.0%	11.1%	-0.2
Bolton	0.9%	0.9%	1.1%	1.3%	1.2%	1.0%	1.4%	1.3%	1.4%	1.5%	1.5%	1.4%	0.5
Bozrah	1.9%	2.2%	3.1%	3.4%	3.1%	3.1%	3.4%	3.0%	3.1%	3.1%	2.8%	2.5%	0.7
Branford	3.2%	3.3%	3.4%	3.4%	3.5%	3.2%	3.2%	3.2%	3.4%	3.5%	3.4%	3.2%	0.0
Bridgeport	18.1%	17.7%	18.5%	18.8%	19.9%	19.8%	20.1%	20.3%	20.4%	20.7%	21.3%	21.2%	3.1
Bridgewater	0.2%	0.2%	0.2%	~0.2%	0.5%	0.5%	0.3%	0.1%	0.1%	2.8%	0.1%	0.1%	-0.1
Bristol	13.2%	13.2%	13.5%	13.0%	14.2%	13.7%	14.0%	13.4%	14.4%	14.8%	14.8%	14.6%	1.3
Brookfield	2.0%	2.1%	2.4%	2.4%	3.4%	3.9%	5.1%	5.4%	5.6%	5.6%	5.3%	5.7%	3.7
Brooklyn	9.4%	10.0%	11.7%	11.7%	11.1%	10.7%	10.5%	9.6%	8.3%	8.1%	9.4%	8.6%	-0.9
Burlington	1.6%	1.7%	2.0%	1.8%	1.9%	2.1%	1.9%	1.9%	2.1%	2.2%	2.1%	2.1%	0.5
Canaan	4.5%	4.5%	4.6%	7.6%	6.9%	7.2%	6.8%	5.8%	1.3%	1.4%	1.2%	1.3%	-3.2
Canterbury	5.3%	5.7%	7.1%	7.6%	6.8%	6.8%	7.0%	6.5%	6.9%	7.1%	6.8%	6.2%	0.9
Canton	7.3%	7.3%	7.5%	7.6%	7.6%	7.0%	7.1%	7.0%	7.1%	7.2%	8.3%	8.3%	1.0
Chaplin	2.4%	2.4%	2.8%	3.6%	3.2%	3.3%	3.5%	3.2%	3.6%	3.8%	3.7%	3.3%	0.9
Cheshire	3.2%	3.2%	3.2%	3.7%	3.8%	3.5%	3.6%	3.7%	3.8%	3.8%	3.7%	3.5%	0.4
Chester	1.8%	1.8%	2.0%	2.0%	2.1%	2.1%	2.1%	2.0%	2.2%	2.2%	2.2%	2.0%	0.3
Clinton	2.2%	2.2%	2.3%	2.3%	2.4%	2.2%	2.3%	2.8%	2.8%	3.0%	2.9%	2.8%	0.6
Colchester	7.7%	7.9%	8.4%	8.8%	8.6%	8.5%	8.7%	8.5%	8.9%	8.9%	8.7%	8.4%	0.8
Colebrook	1.1%	1.1%	1.2%	1.5%	1.2%	1.1%	1.1%	1.0%	1.1%	1.2%	1.1%	1.1%	0.0
Columbia	2.8%	3.0%	3.7%	3.9%	4.5%	4.2%	4.4%	3.6%	3.9%	3.8%	3.6%	2.9%	0.1
Cornwall	1.8%	2.0%	2.4%	2.3%	3.4%	3.3%	3.4%	3.3%	3.3%	3.6%	3.6%	3.6%	1.8

Table 1 (continued)

Town	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Change, 2011-2022 (pp)
Hampton	2.0%	2.3%	4.0%	5.5%	4.7%	3.5%	3.3%	1.8%	1.8%	1.5%	1.5%	1.3%	-0.8
Hartford	35.6%	37.1%	37.8%	37.9%	40.2%	38.3%	38.4%	38.7%	39.3%	39.9%	40.3%	40.8%	5.2
Hartland	0.7%	0.9%	1.4%	1.3%	1.1%	0.6%	0.6%	0.7%	0.7%	1.2%	0.9%	0.6%	-0.1
Harwinton	2.0%	2.1%	2.5%	2.5%	2.6%	2.4%	2.4%	2.2%	2.6%	3.0%	2.9%	2.8%	0.8
Hebron	2.6%	2.7%	3.0%	3.0%	2.9%	2.6%	2.8%	2.8%	2.9%	3.1%	2.9%	2.9%	0.3
Kent	4.6%	3.1%	1.7%	3.6%	3.7%	3.7%	3.8%	2.5%	4.0%	4.0%	4.0%	3.8%	-0.8
Killingly	11.9%	12.6%	14.9%	14.4%	13.8%	12.2%	12.3%	11.0%	11.4%	11.3%	10.4%	10.1%	-1.8
Killingworth	0.4%	0.5%	0.7%	0.6%	0.8%	0.9%	1.1%	1.0%	0.9%	0.9%	0.8%	0.7%	0.3
Lebanon	2.5%	2.8%	3.5%	3.8%	3.5%	3.3%	3.6%	3.4%	3.6%	3.6%	3.4%	3.1%	0.6
Ledyard	3.3%	3.4%	4.4%	4.0%	4.3%	3.8%	4.1%	4.1%	4.4%	4.6%	4.3%	4.0%	0.7
Lisbon	2.1%	2.6%	3.8%	3.4%	3.5%	2.9%	3.3%	2.9%	3.6%	3.5%	3.5%	3.1%	1.0
Litchfield	4.6%	4.6%	4.7%	5.1%	4.9%	4.7%	4.8%	4.7%	4.7%	4.8%	4.8%	4.7%	0.2
Lyme	0.7%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	2.5%	1.0%	1.1%	1.1%	0.9%	0.2
Madison	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.7%	1.7%	1.7%	1.6%	0.0
Manchester	14.4%	14.6%	14.9%	14.5%	14.5%	13.8%	14.1%	14.2%	14.7%	14.6%	14.4%	14.3%	-0.1
Mansfield	10.9%	10.9%	11.3%	11.0%	10.8%	10.7%	6.9%	6.7%	6.8%	6.6%	6.4%	6.3%	-4.6
Marlborough	1.7%	1.8%	2.2%	2.1%	2.1%	2.0%	2.1%	2.1%	2.2%	2.0%	2.0%	1.8%	0.1
Meriden	14.6%	14.7%	14.8%	16.0%	16.5%	15.7%	16.1%	15.7%	16.5%	16.5%	16.6%	17.0%	2.4
Middlebury	3.3%	3.5%	3.7%	4.0%	4.0%	3.9%	4.2%	4.3%	4.4%	4.4%	4.1%	4.0%	0.7
Middlefield	2.2%	2.3%	2.4%	2.5%	2.5%	2.5%	2.6%	2.7%	2.8%	3.0%	2.8%	3.0%	0.8
Middletown	22.3%	20.8%	23.4%	22.0%	23.3%	21.3%	21.6%	22.1%	21.8%	22.2%	22.4%	22.4%	0.1
Milford	6.1%	6.1%	6.2%	5.5%	5.5%	5.3%	5.3%	5.3%	5.3%	5.2%	5.3%	5.1%	-1.0
Monroe	0.8%	0.8%	0.9%	0.9%	0.9%	1.0%	1.2%	1.3%	1.4%	1.4%	1.3%	1.2%	0.4
Montville	3.9%	4.2%	5.0%	4.7%	5.1%	4.7%	5.1%	5.0%	5.3%	5.5%	5.2%	5.0%	1.1
Morris	1.7%	1.7%	1.8%	1.9%	1.9%	1.9%	2.2%	2.2%	2.4%	2.4%	2.1%	2.0%	0.3
Naugatuck	8.2%	8.3%	8.4%	9.3%	8.7%	8.0%	8.5%	8.5%	8.9%	9.0%	8.7%	8.6%	0.4
New Britain	19.8%	20.3%	20.7%	21.1%	20.1%	18.2%	18.5%	18.2%	18.4%	18.5%	18.6%	18.7%	-1.1
New Canaan	2.4%	2.4%	2.7%	2.7%	2.6%	2.7%	2.7%	3.4%	2.9%	2.9%	2.9%	2.6%	0.2
New Fairfield	0.6%	0.7%	0.9%	0.7%	0.9%	1.3%	1.4%	1.4%	1.5%	1.5%	1.3%	1.2%	0.6
New Hartford	2.2%	2.3%	2.4%	2.7%	2.7%	2.7%	2.8%	2.8%	3.0%	2.9%	2.6%	2.4%	0.3
New Haven	29.0%	29.1%	29.6%	29.1%	30.2%	29.9%	31.8%	31.9%	32.0%	32.4%	33.0%	33.4%	4.4

Table 1 (continued)

Town	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Change, 2011-2022 (pp)
Sharon	1.4%	1.4%	1.4%	1.5%	1.5%	2.1%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	0.6
Shelton	2.7%	2.7%	2.7%	3.4%	3.5%	2.9%	3.0%	3.1%	3.1%	3.2%	3.1%	3.4%	0.7
Sherman	0.1%	0.1%	0.2%	0.3%	0.3%	0.4%	0.5%	0.4%	0.4%	0.4%	0.4%	0.3%	0.2
Simsbury	3.4%	3.4%	3.4%	3.5%	3.7%	4.5%	4.6%	4.7%	4.7%	4.9%	4.8%	5.1%	1.7
Somers	2.2%	2.3%	5.2%	5.4%	5.4%	5.3%	5.2%	5.2%	5.3%	5.5%	5.3%	5.3%	3.1
South Windsor	7.0%	7.0%	7.0%	7.0%	7.2%	6.5%	6.6%	6.8%	7.1%	7.2%	6.8%	6.5%	-0.5
Southbury	1.1%	1.2%	1.3%	1.2%	1.3%	1.4%	1.4%	1.4%	1.5%	1.5%	1.4%	1.4%	0.2
Southington	5.6%	5.6%	5.7%	5.9%	6.3%	5.0%	5.3%	5.4%	5.4%	5.5%	5.3%	5.2%	-0.4
Sprague	4.7%	4.8%	5.1%	6.4%	5.8%	5.6%	5.8%	5.1%	5.0%	4.9%	4.6%	4.2%	-0.6
Stafford	6.4%	6.8%	7.6%	8.2%	9.2%	7.9%	8.0%	7.5%	7.9%	7.9%	7.7%	7.4%	0.9
Stamford	15.4%	15.5%	16.0%	16.2%	16.8%	16.0%	16.3%	15.1%	15.5%	15.7%	15.7%	15.5%	0.1
Sterling	2.2%	2.4%	4.1%	4.4%	3.3%	2.6%	2.6%	2.3%	2.4%	2.1%	1.8%	1.7%	-0.5
Stonington	3.8%	3.9%	4.0%	4.0%	5.0%	4.8%	5.7%	5.9%	5.9%	5.9%	5.7%	6.1%	2.3
Stratford	5.6%	5.6%	5.7%	5.8%	6.0%	6.0%	6.2%	6.4%	6.4%	6.6%	6.3%	6.2%	0.6
Suffield	4.9%	5.1%	5.4%	5.4%	5.4%	5.0%	5.1%	5.7%	6.7%	6.7%	6.7%	6.5%	1.6
Thomaston	5.8%	6.1%	6.9%	6.8%	6.9%	5.7%	6.0%	5.8%	6.2%	6.3%	6.3%	6.3%	0.4
Thompson	5.2%	5.9%	7.7%	7.4%	6.6%	5.9%	5.8%	5.2%	5.2%	5.1%	4.9%	4.8%	-0.3
Tolland	3.1%	3.3%	3.9%	3.6%	3.5%	3.0%	3.2%	3.2%	3.5%	4.4%	4.3%	4.3%	1.2
Torrington	12.0%	12.0%	12.7%	12.2%	12.6%	10.8%	10.8%	10.7%	11.2%	10.7%	10.6%	10.3%	0.7
Trumbull	4.8%	5.1%	5.1%	5.2%	4.5%	4.5%	4.8%	4.5%	4.7%	5.6%	5.6%	5.4%	0.6
Union	1.5%	2.3%	4.1%	3.1%	2.6%	1.0%	1.0%	1.3%	1.3%	1.3%	1.5%	1.5%	0.0
Vernon	16.3%	16.4%	16.6%	15.6%	16.3%	15.7%	16.4%	16.5%	16.9%	17.0%	16.8%	16.6%	0.3
Voluntown	3.8%	4.0%	4.7%	5.5%	4.8%	4.3%	4.3%	4.0%	4.3%	4.0%	3.8%	3.5%	-0.3
Wallingford	5.1%	5.0%	5.1%	5.0%	5.1%	4.0%	4.1%	4.2%	4.3%	4.5%	4.4%	4.2%	-0.8
Warren	0.2%	0.5%	1.0%	0.6%	0.6%	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%	0.0%	-0.2
Washington	1.7%	1.7%	1.8%	2.4%	2.2%	2.4%	2.3%	2.1%	2.1%	2.0%	2.1%	2.3%	0.6
Waterbury	22.0%	22.1%	23.3%	22.7%	23.1%	21.2%	21.6%	20.9%	21.8%	21.3%	21.2%	21.1%	-1.0
Waterford	3.8%	4.0%	4.5%	4.4%	4.7%	4.2%	4.4%	4.5%	4.8%	4.9%	5.6%	5.5%	1.7
Watertown	3.9%	4.0%	4.1%	4.0%	4.3%	4.3%	4.6%	4.7%	5.0%	5.1%	5.0%	4.8%	0.9
West Hartford	7.8%	7.9%	8.1%	7.8%	7.5%	7.3%	7.5%	7.5%	7.9%	8.0%	7.8%	7.4%	-0.4
West Haven	12.6%	13.1%	13.7%	12.9%	13.1%	13.0%	13.2%	13.2%	14.4%	14.8%	15.8%	15.5%	3.0

From: pscalzo7@icloud.com
Subject:
Date: January 4, 2024 at 11:04 AM
To:

P

Covered Bridge - Newtown

9 Covered Bridge Rd. Newtown, CT 06470
Covered Bridge - Newtown, Newtown, CT



\$1,991 - 3,300

1-3 Beds

1 Month Free

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Pool, Dishwasher,
Refrigerator, In Unit Washer
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Videos | Virtual Tour

Email

Farrell Communities at Sandy Hook

10-22 Washington Ave, Sandy Hook, CT 06482



\$2,750

2 Beds

(475) 348-7181

Email

From: pscalzo7@icloud.com
Subject:
Date: January 4, 2024 at 11:05 AM
To:



The Grand at Stony Hill

48 Stony Hill Rd, Bethel, CT 06801



\$2,800 - 3,250

2-3 Beds

 **Specials**

 **(475) 256-6834**

[Email](#)



12/4/2024

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Matrix

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An Apartment Life Coordinator typically has a multifaceted role, often found in university or college settings, and sometimes in large residential communities. Their primary responsibilities usually include:

1. **Resident Support and Community Development:** They provide support to residents, addressing concerns and fostering a sense of community. This involves organizing social events, workshops, and meetings to encourage interaction and build a supportive living environment.
2. **Conflict Resolution and Crisis Management:** They are responsible for mediating conflicts between residents and handling crises that may arise. This includes being available for emergency situations and ensuring the well-being of all residents.
3. **Administrative Duties:** The role involves a fair amount of administrative work, such as managing housing assignments, maintaining records, and overseeing the budget for community events and activities.
4. **Policy Enforcement:** Enforcing community and housing policies is a key part of their job. This involves ensuring residents comply with rules and regulations, and taking appropriate actions when violations occur.
5. **Communication and Liaison:** Acting as a liaison between residents and the housing management or university administration. They communicate important information to residents and provide feedback to the management on residents' needs and concerns.
6. **Supervision and Training:** They often supervise and train resident assistants or other staff members, providing guidance and support to ensure the smooth operation of the residential community.
7. **Feedback and Improvement:** Collecting feedback from residents about their living experience and suggesting improvements to housing policies and facilities based on this feedback.

The specific duties can vary depending on the setting and the specific needs of the residential community they serve. The role requires strong interpersonal skills, problem-solving abilities, and often a background in student affairs, psychology, or a related field.

(Paragraph 4 under **Application 23.23.....**)

.....panels will be up the of the hill.....

(Paragraph 7 under **Application 23.23.....**)

Mr. Sibley reviewed the point of order with the Planning and Zoning Commission. ~~The Zoning authority that it~~ can't require Building permit conditioning and as it may recommend ballards. When looking at an application each agencies' responsibilities can't condition the need of an additional permit. Each agency has its own responsibility. **The Building Department may require bollards as suggested by Mr. Landau.**

(Paragraph 8 under **Application 23.23.....**)

Mr. ~~Rosen~~ **Rich** made a motion to close the public hearing on Application 23.23. ~~Mr. Rich so moved,~~ Mr. Meadows seconded. All were.....

1/4/2024

Planning & Zoning Commission Minutes- December 7, 2023

(Modify Election of Officers on Page 1 as follows:)

Chairperson

Mr. Meadows (in audible) ~~nominated Mr. Rosen~~ opened the floor for nominations for the Planning and Zoning Chairperson. Mr. Rich ~~made a motion~~ nominated Mr. Rosen by acclamation, Ms. Widmann seconded. The motion carried unanimously 5-0. Mr. Rosen was elected Chairperson of Planning and Zoning.

Vice Chairperson

Mr. Rosen nominated Ms. Widmann for Vice Chairperson. ~~Mr. Meadows~~ Ms. Manville nominated Mr. Rich.

Secretary

~~Mr. Rosen~~ Ms. Widmann nominated Ms. Manville for Planning and Zoning Secretary. ~~Ms. Widmann made a motion, Mr. Meadows seconded.~~ Mr. Meadows made a motion to elect Ms. Manville by acclamation. Motion was seconded by Mr. Rich. The motion carried unanimously 5-0. Ms. Manville was elected the Secretary of Planning and Zoning.

(Paragraph 2 under Public Hearings)

Mr. ~~Matt~~ Arinello, Community.....Fairfield Hills Authority.....

(Paragraph 5 under Public Hearings)

.....structure is ~~is~~ safe and will.....

(Paragraph 7 under Public Hearings)

.....have been an issue for a long time and recommended.....

(Paragraph 8 under Public Hearings)

Mr. Rosen made a motion to close the public hearing on Application 23.20. Mr. Rich ~~se moved~~ seconded. Mr. Meadows seconded. All were in.....

Planning & Zoning Commission Minutes- November 2, 2023

(Modify three paragraphs at the top of Page 4 of 4 as follows:)

Mr. Sibley reviewed ~~with the Commission~~ the **Pig Zoning** chart (see attached) and updated language to allow piggeries in Newtown ~~Mr. Meadows~~. Mr. Sibley stated they will be changing prohibition to allow. All information was reviewed ~~in~~ ~~by the~~ **Pig Zoning** charts ~~for the~~ of surrounding towns in CT.

Mr. Sibley stated to strike the ~~word~~ **work** “operating a pig farm” from the definition, ~~the proposed language~~ **Excluding in farming** to allow pig farms ~~would~~ following the Brookfield model. There will be a special exception permit needed for all properties with more than 5 pigs.

The Commission ~~agreed to~~ moved forward to amend the ~~commercial~~ piggery application ~~which will take~~ approximately 3 months. ~~To modify at the December 2, 2023 meeting.~~

12/20/2023