

SALISBURY AFFORDABLE HOUSING COMMISSION

SPECIAL MEETING – SUBCOMMITTEE

MARCH 6, 2025 – 5:00PM (VIA ZOOM)

Topic: Explore Additional Properties Suitable for Affordable Housing Development

Present: Lee Sullivan, Jon Higgins, Pat Hackett. Attending: Michael Klemens and John Harney. Abeth Slotnick arrived later in the meeting.

Points of discussion included:

- Considering more properties than just the list of Town-owned properties.
- Using GIS information to locate possible non-conforming lots. It was pointed out that the Accessor's map is not caught up with the Zoning map; there are some land-locked parcels owned by the Town. The Accessor wants parcels aligned with the re-valuation this year and has her own process to follow; M. Klemens suggested that P. Hackett should speak with her.
- Looking into the potential for creating a new table by cross-referencing the new zoning map with data from the Accessor's map; the Land Use office may have someone available. P. Hackett will talk to Abby Conroy, find out approximately how much it would cost and inform the SAHC.
- Looking for certain characteristics of parcels, including zoning and size.
- Consider the advantages of using CT 8-30g to unlock lots that are otherwise unbuildable and educate the public about gifts of land for 8-30g development. J. Harney suggested having Jocelyn Ayer explain how it works. M. Klemens suggested finding rural lots without Town water and sewer; P. Hackett noted that room is needed to maneuver, regarding setbacks.
- Look for possibilities for 8-30g single-family home development that meet AH criteria.
- Consider duplex or triplex buildings on land held by the Housing Trust or Housing Commission. M. Klemens suggested having duplexes presented as a simple site plan, for ways to increase housing; P&Z Regulations are going to be reviewed for ways to make the process easier.
- Consider that 8-30g developments here would use 100% of the units for AH, with no market-rate units. It was pointed out that 8-30g does not allow building in wetlands, near vernal pools or other resources.
- Look at "derelict" houses on Farnum Road and land for AH possibilities; J. Harney will follow up.
- Continue to explore the use of 235 Housatonic River Road as an AH lot; M. Klemens will follow up on this.
- Assign a "point-person" from the SAHC to be a part of the POCD implementation committee and attend quarterly meetings on progress; L. Sullivan will consider and may volunteer.
- Continue talking to the BOS about Ordinances and other support for AH; J. Higgins is doing this.
- Consider asking Hannah Pouler to do additional education outreach on 8-30g benefits.

L. Sullivan adjourned the meeting.