

**Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Commission  
December 19, 2012**

The Affordable Housing Commission of the Town of Fairfield held a meeting on December 19, 2012 at 7:00 p.m. in Roger Ludlowe Middle School.

**PRESENT:** Steve Grathwohl, Chair; Gerry Stuhlman; Dick Gribko  
Also Present: Mark Barnhart, Director of Housing and Economic Development; Vincent Maiolo

Mr. Grathwohl called the meeting to order at 7:10 p.m.

**Distributions:** Minutes of November 14, 2012

**Minutes:** The minutes of November 14, 2012 were approved.

**Draft “Affordable Housing Plan”**

Mr. Barnhart said the plan merits a closer reading. He said there appear to be inconsistencies between town and state regulations regarding housing and that correcting this should be a priority for the TP & Z and its staff. Mr. Grathwohl asked if a law student from Quinnipiac could be recruited to work on this. Mr. Stuhlman does know a professor there and could make a contact. He suggests 1) working on the regulations and 2) look at the available tools and their effectiveness in providing affordable housing in town. (To date, the 50 % density bonus has not produced any results.) Mr. Grathwohl said in his experience the only way to improve the situation is through mandatory or inclusionary zoning regulations.

**8-30g Petition**

Mr. Maiolo, who has been involved in the Homeland Street zoning question, said that the case has been moved to the New Britain Court. In speaking of the site, he emphasized the safety issue involved in developing this lot into 3 units on the one lot. Mr. Maiolo said that Mr. Wendt of the P & Z said there are a number of lots in town that would be affected if the Homeland Street lot were approved for the proposed redevelopment.

Mr. Barnhart said that, in his opinion, the town needs to be more proactive in developing affordable housing. It would be helpful if the town worked with developers to encourage them to come in with projects compatible with neighborhoods. Mr. Maiolo said that state representatives need to work with local governing bodies to present legislation that will truly encourage affordable housing. All agreed that land use boards need to appreciate the goal of providing affordable housing in Fairfield and the state.

Mr. Grathwohl suggested writing a letter to the Board of Selectmen asking for an in-person meeting in which to ask for their support for affordable housing. He also would like to meet with the P & Z to gain its support in setting a goal relating to affordable housing and a date by which this goal should be achieved. Mr. Maiolo suggested inviting our state representatives attend an AFC meeting.

## **2013 Calendar**

The proposed calendar for 2013 was adopted.

### **Fairfield Lumber site: 185 Thorpe Street**

Mr. Barnhart said this application for housing will be considered at the P & Z on January 11, 2013. It does not include any affordable units. He said the site is environmentally sensitive and will be expensive to develop.

### **Black Rock Train Station**

Mr. Barnhart said the developer has temporarily withdrawn his application for a residential development.

The meeting adjourned at 9:00 p.m.

The next regularly scheduled meeting will be Wednesday, January 16, 2013 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner