

Town of Westbrook, CT
Affordable Housing Plan Subcommittee
Special Meeting
Thursday, November 4, 2021, 7:00 p.m.
VIA REMOTE ACCESS – ZOOM Meeting only

MEMBERS PRESENT: Marilyn Ozols, Chair; Bill Neale and Linda Nolf

ALSO PRESENT: Hiram Fuchs and Andrew Schatz
Glenn Chalder, Consultant from Planimetrics

1. Call to Order

M. Ozols called the meeting to order at 7:00 p.m.

2. Review of Draft Affordable Housing Plan

G. Chalder made changes in the Plan to reflect comments and discussion from previous Affordable Housing Plan Subcommittee meetings. The basic layout is the same. Some maps, pictures and graphics have been changed or moved around to enhance readability. He added “priorities” and “leaders and partners” in the Housing Strategies section of The Plan.

G. Chalder reviewed the Plan page by page to show all of the updates made. There was discussion about the definition of the ALICE population, supply and demand for affordable housing, “naturally occurring” affordable housing and ideas for clarifying some of the charts and graphics. There was also discussion about 8-30g and exactly what it means.

A. Schatz asked about adding an aerial photo of Westbrook to the Plan showing the high concentration of housing in a relatively small area of town. Committee members suggested web sites that may have aerial photos, but they may be hard to reproduce in the Plan. There was a lot of discussion about deed restriction.

G. Chalder said he is very sensitive to the verbs chosen for the Plan. Many of the verbs are directives. There were suggestions made to change some of the verbs to make them a little “softer.”

G. Chalder will make two versions of the Plan, one version will be a red line version with markups, and one version will be a clean copy which will include the changes with no markups.

B. Neale suggested having a joint meeting of the Planning and Zoning Commissions to review the Plan because many of the action items are for Zoning. The Plan will go to the Planning Commission and then to public meetings for town input before it is adopted and becomes effective. It was agreed that the public comment provided through the Planning Commission would allow ample Zoning input.

By consensus, the Affordable Housing Subcommittee members present agreed to make the changes recommended at tonight’s meeting, endorse the Plan, and send it forward to the Planning Commission. G. Chalder will create a marked up red line version to distribute to Subcommittee members to review prior to forwarding a clean copy to Planning.

3. Approval of Minutes – October 6, 2021

There was not a quorum present to approve the minutes.

4. Adjournment

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Kathleen S. King, Recording Clerk