

City of Torrington
Housing Plan Steering Committee
Meeting Minutes AMENDED
May 24, 2022

Present: Jocelyn Ayer, Planning Consultant
Sharon Wagner, former City Councilor
Claudia Sweeney, Torrington Housing Authority
Jeremy Leifert, Torrington City Planner

Not Present: Starley Arias, Torrington Planning and Zoning Commissioner

The Meeting was called to order at 4:00 p.m. via Zoom on line.

1) Approve meeting minutes

Ms. Ayer noted a correction to the 3/22/22 meeting minutes, her title should be noted as Planning Consultant. Ms. Waagner noted she is not a current City Councilor.

MOTION by Ms. Waagner to approve the 3/22/22 minutes with the above two noted corrections, seconded by Mr. Leifert.

The 4/26/22 minutes have been submitted, and not reviewed yet. They 4/26/22 minutes will be on next month's meeting agenda.

2) Review preliminary draft of housing affordability plan

Ms. Ayer screen shared her preliminary draft "Affordable Housing Plan". These plans will get reviewed by outside parties. Various housing advocacy groups will be reviewing the scoring these plans.

Ms. Ayer will be fine tuning this initial draft. Municipalities need to comply with Fair Housing laws. Housing markets are regional, and Torrington will have specific needs. Ms. Ayer addressed those needs in her plans. Ms. Waagner has reviewed the plans, and agreed this is important.

After it is prepared, the next draft plan should be passed onto to Mayor Carbone and Rista Malanca.

Ms. Ayer added a section on affordability and why housing has become unaffordable over the last thirty years. A time line has been included.

3) Discuss timeline and set meeting date for next community feedback forum

Timing of the upcoming public hearing was discussed, leaning towards a public hearing in August. Ms. Ayer said a public meeting for feedback could be held 6:00 – 7:00 p.m., and that what is in the draft plan presented.

The Planning and Zoning Commission can be asked if the Plan is consistent with the City's Plan of Conservation and Development. Mr. Leifert reviewed the method of obtain such a motion. The process to adopt an Affordable Housing Plan was reviewed.

Ms. Sweeney said input from the public may not be necessary at this time, as the purpose is to be compliant, and get the Plan implemented. Ms. Waagner agreed, noting the public may not understand the initial compliance requirement that is needed.

Ms. Ayer stated she is open to having a public forum to answer questions.

Mr. Leifert stated the Planning and Zoning Commission needs a full presentation of the draft. The July meeting of the Planning and Zoning Commission is already pretty full, with two public hearings and the public hearing for the proposed P&Z Cannabis regulations. Dates and procedures were discussed for presentation to the Planning and Zoning Commission, and possibly City Council. There is the possibility of having a joint meeting between the City Council and the Planning and Zoning Commission to invite feedback.

Ms. Sweeney noted additional Board members are need for Torrington Affordable Housing. (paragraph amended)

Ms. Ayer reviewed the Housing Gap Analysis of her draft plan, the table of uses in the Zoning Regulations, residential uses and density were discussed at length also.

4) Next meeting date (June 28th at 4pm)

Meeting adjourned at 5:10 p.m. The next meeting date will be June 28, 2022 via zoom.

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- 1) Go to: www.zoom.us
- 2) Click on "JOIN A MEETING" at the top of the screen.
- 3) Enter the Meeting ID listed above and click "Join"
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