

**Agenda Changes and Revisions**

Move to amend the agenda to add item VI.b.1 – Discussion of Communications Strategy for Affordable Housing Plan and renumber accordingly.

**Third Party Consultants Approval**

In accordance with the Town Ordinance 20-1.3.b.3., the Planning and Zoning Commission (also known as the Land Use Agency) approves the following estimate of costs for supplemental consulting services determined to be necessary on June 2, 2021 for SP 21-002: Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor’s Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack.

\*Pick one from each column\*

**Drainage Engineers**

Trinkaus Engineering – \$4,200  
BL Companies - \$6,500

**Landscape Architects**

LADA, P.C. - \$ 3,600  
BL Companies - \$3,500

**Traffic Engineers**

KWH Enterprise, LLC - \$ 6,000  
BL Companies -\$4,500

# *Affordable Housing Communication Strategy*

DRAFT 8-3-2021

## **WHO:**

**Target audience** – Residents, people in need of affordable housing,

**What do we know about them** – Strong opposition to multifamily housing and community change

**Secondary audience** - Brooklyn boards and officials, housing developers, businesses, future residents

## **WHY:**

**Goal**- Public support for affordable housing programs and development.

**Objective**- Educate people about housing affordability and build understanding of the community and social benefits of a more diverse housing profile.

## **WHAT:**

**Content**- Easy to read, short topic articles; Select statistics that are understandable to everyone; photos of acceptable building types.

- **Topic #1 - Is My Housing Affordable?**
  - Definition of affordable
  - Median Sales Price/Median Income
  - Cost-Burdened Households
  - Housing Wage
  
- **Topic #2 – Why is Housing So Expensive?**
  - Coronavirus and demographic shifts
  - Cost of land, labor, materials, zoning, opposition
  - Lower income households least competitive
  - High demand, low supply

- *Topic #3 - What Does Affordable Housing Look Like?*
  - *Name all the types of housing you have lived in in your life,*
  - *Accessory units, duplexes,*
  - *Pix of existing MF housing in town,*
  - *Visual preference survey*
  
- *Topic #4 – How Can Housing Be More Sustainable and Affordable?*
  - *Smaller footprints in water/sewer service areas,*
  - *Infill development, maximize existing capacity*
  - *Prioritize transit service and pedestrian friendly areas*
  - *Building techniques, energy-efficiency*

## **HOW:**

*Primary channel- brooklynct.org, Web page provides the center for information and updates related to the planning process.*

*Secondary- Killingly Villager, Town newsletter, ESRI-Story maps, web-based surveys, WINY, Bulletin, Informational Booth at the Brooklyn Fair*

*Tools related to communication, education and feedback will include both online and physical marketing and survey information that will provide links to the overall website.*

*Media and information should be provided in such a way to reach all aspects of the desired audience especially through any survey or feedback process.*

*Surveys and information should be distributed both online and in hardcopy through both public agencies such as the town hall and library, nonprofits, Access Agency, Chamber of Commerce, NECTD, Senior Center, Religious institutions. etc.*

## **WHEN:**

*Run articles in September as a series: September 10, 17, 24? Each one could result in a small survey asking about current and past housing experiences.*

*Background information should be provided prior to survey or public input. Survey information should be collected and reviewed during the drafting of the plan.*

## **Margaret's Report 8/1/2021**

### **Zoning Permits issued:**

**233 Herrick Road – Maria Gandy Winslow.** New pottery shed 12' x 16' on concrete slab.

**140 So. Main Street – Daniel Rainey.** 12' x 16' shed on a concrete base.

**10 Providence Road – Gwendolyn Glass Carboni.** Change of use approved: Retail shop; new and used merchandise, antiques & consignment.

**33 Gorman Road – Rock and Elodia Riche.** After-the-fact permit for a new side deck and stairs.

**341 Day Street – Jeffrey Weaver.** New Single Family Dwelling; 1st Floor 1630 sf, Garage 728 sf.

**376 Stetson Road – Carrie Lynn Barna.** Demolish existing deck. Construct a 20' x 20' home office addition.

**93 Hartford Road – Historic Enterprises.** Minor modification in the VC Zone for paving visible from the road.

**28 Wauregan Road – Peggy LeBlanc.** Minor modification in the VC Zone for painting the entire house visible from the road.

### **Final Certificates of Zoning Compliance issued:**

**55 Lockwood Street extension – John D. Gollsneider** New single-family dwelling; rear deck, and basement garage.

**9 Proulx Street – Enterprise Rent A Car.** Enclose three walls of wash bay, add new lighting, new vacuum.

**1 Middle Street – Charles Tewksbury.** Multifamily housing, six units in one building in the R-10 Zone. Certificate requested due to pending sale of this building.

**12 Elm Street – Charles Tewksbury.** Multifamily housing, six units in one building in the R-10 zone. Certificate requested due to pending sale of this building.

**9 Elm Street – Charles Tewksbury.** Lot partially paved, partially wooded, with a garage in the R-10 zone. Certificate requested due to pending sale of this lot.

**9-19 Elm Street – Charles Tewksbury.** Multifamily housing, fifteen units in one building, plus a single-family house, in the R-10 zone. Certificate requested due to pending sale of this building.

**Sign Permits issued: None.**

**Zoning Permits Denied:**

**82 So. Main Street – Anne B. Hunter.** Renovate attic space into a one bedroom apartment (2 family to 3 family).

**286 Cherry Hill Road – Brian Therrien.** Covered 36 'x 10' farmers porch on front of house.

**Zoning and Blight Issues:**

**222 Hartford Road – Balone Properties LLC.**

Town Counsel expects to complete the drafting to begin court proceedings soon.

**77 South Main Street – Steven Mailloux.**

I inspected on 7/20/21. Two unregistered vehicles were present. A citation hearing was held on 7/22; Mr. Steven Mailloux attended. The Citation Hearing Officer found that junkyard conditions are present at the site. The Citation was reduced to \$50.00 per day for seven days, totaling \$350.00. The Citation Hearing Officer told Mr. Mailloux that he has got to clean up the site, and that if the citation goes unpaid, a lien will be attached to the deed.

**181 Hartford Road – Joseph P. Mack et al.** I met Ed Slattery, inspected and took photos on 7/19/21. Only one unregistered vehicle remains; five were removed. The junkyard conditions have been corrected and zoning compliance has been achieved. A closed Notice of Violation was issued on 7/22/21.