



**Housing Committee  
Meeting Minutes  
Tuesday, November 9, 2021**

**PRESENT:** John C. Kelly, David Rintoul, Suzanne Wakeen, and Steven Parrinello (Committee Members); Mr. Michael Wrinn and Ms. Tammy Thornton

**A. Call to Order**

Meeting called to order at 5:03 pm

**B. Approval of Minutes from August 10th Meeting:** Mr. Rintoul made a motion to approve, Ms. Wakeen seconded, and the motion carried 3-0. Mr. Parrinello did not participate as he was not yet a Committee member at the time of the August 10<sup>th</sup> meeting.

**C. Public Comment**

None

***Actions and Discussion***

**D. Committee Activity**

- The Committee briefly welcomed its newest member, Steven Parrinello.
- Mr. Kelly welcomed Michael Wrinn, Wilton's Director of Planning and Land Use Management / Town Planner, noting that Mr. Wrinn had been invited to discuss two topics, first, the proposed development of two of the town-owned properties in Georgetown, #7 and #31 New Street, which are the two single-family homes on adjacent parcels immediately south of the Gilbert & Bennett school site, and second, the state mandated 8-30j Affordable Housing Plan for Wilton. Mr. Wrinn discussed the current thinking about the Georgetown development. He noted that a key initial step would be for the Town to engage a contractor to assess the soil conditions from a septic system perspective, as this would likely be a key factor in determining the potential size of the project. Mr. Wrinn believed that the Town would have funds available for such a contract.

Regarding the 8-30j Affordable Housing Plan, Mr. Wrinn noted that the State requires the plan to be delivered by the end of July, 2022. He indicated that Wilton, along with a number of other towns, would be participating in a joint regional plan that is being developed by WestCOG. Each participating town will also need to complete a town-specific appendix that would be included in the regional plan. Mr. Kelly and Mr. Rintoul described some of the information that the Committee has developed in connection with its efforts to create a housing inventory and offered both to share this data with the Town and if at all possible, to assist the Town's Planning Department in the development of the required Appendix.

- Mr. Kelly next introduced Ms. Tammy Thornton, the President of Wilton Go Green, who asked Mr. Wrinn to stay on the Zoom call to hear about WGG's efforts to get Wilton recertified as a "Sustainable CT" town for 2021. Ms. Thornton briefly discussed what the desired certification would require, which includes documented communication strategies from various Town committees. Mr. Wrinn and Ms. Thornton left the Zoom call at the end of her presentation.
- Development of Housing Inventory – Mr. Rintoul described his and Mr. Sullivan's ongoing efforts to update and finalize the housing inventory.
- Discussion of Recent Webinars - 9/29 Affordable Housing Webinar sponsored by Senator Will Haskell and Representative Stephanie Thomas, together with participation from Rick Tomasetti, current Chair of Wilton's Planning and Zoning Commission and Danielle Dobin of Westport's Planning Commission, and 10/7 "Darien Talks Housing" – Mr. Kelly summarized some of the key points of discussion from these webinars, including Mr. Haskell's suggestion that he perceived opportunities for state and local cooperation regarding housing development, and the significant costs of development in towns like Wilton, with very high land and building costs, and costs-of-living for residents, which essentially require significant subsidies, whether from governmental entities or private parties, in order to create any meaningful affordable housing.
- Current housing-related P&Z activity – Mr. Kelly noted that the developers of the 2/24 Pimpewaug project had withdrawn their applications and appear to have ceased efforts to proceed, that the P&Z Commission had closed the public hearing for the proposed redevelopment of the Melissa & Doug site at 141 Danbury Road and hoped to expedite the remaining actions so that a final decision could be made at the 11/22 meeting, and that a new project – the redevelopment of 11-21 River Road in Town Center involving 158 new apartments / 10% affordable – was seeking pre-application review.
- FOIA – Mr. Kelly reminded Committee members to review the FOIA materials previously delivered to them, and summarized some key take-aways about e-mail and other communication in order to assure desired transparency.

E. Member Comments

No additional comments.

F. Public Comment

None

G. Adjournment

As there was no other business, motion to adjourn at 6:22 pm was made by Mr. Rintoul, seconded by Mr. Parrinello, and carried 3-0, (Ms. Wakeen having dropped off just prior to the vote.)

Respectfully Submitted  
John Kelly