

Minutes of the Regular Meeting of the Woodbridge Housing Committee
7:00 PM August 6, 2025
Central Meeting Room, Town Hall 11 Meetinghouse Lane

Present: Elaine Feldman, Warner Marshall, Chris Dickerson, James Graham, Kathy Hunter, Lewis Shaffer.

Excused: Mary Dean, Donavon Lofters (Board of Finance liaison)

A quorum is present

The meeting was called to order at 7:02 p.m. by Kathy Hunter, Chair

a. Approval of Minutes of:

- a. June 4, 2025: Approved unanimously (motion: Chris, second: Elaine)
- b. June 26, 2025: Approved unanimously (motion: Kathy, second: Elaine)
Chris abstained
- c. July 9, 2025: Approved unanimously (motion: Lew, second: Elaine)

b. Public Comment: none

3. Housing Chair Report

- a. House Bill 5002 is being reworked. Need to keep an eye on it
- b. Housing Committee is planning a joint meeting with the Conservation Commission for September 3. Details to be determined.

4. Public Hearing on the Plan of Conservation and Development

The Board of Selectmen will hold a public hearing on August 13th

The Town Plan & Zoning Commission will hold a public hearing on September 25th

Chris commented that there should not be data cited from the American Community Survey (ACS) in the Plan of Conservation and Development (POCD) as that data is not accurate enough for local planning purposes. Kathy said that the consultants who drafted the POCD said it is the only data available and they will not remove it. Lew asked what is expected of the Housing Committee for the POCD? Kathy responded that we do not approve it, we only make recommendations and give input. The POCD acknowledges the Woodbridge Affordable Housing Plan in the document.

5. Public Hearing on the Housing Commission Ordinance - 9/10/2025

Kathy states that the language creating the Housing Commission has been scaled back. Kathy suggested that we comment at the Public Hearing.

Kathy's concerns include: Only 6 members could make it difficult to achieve a quorum. She suggests seven members or possibly 2 alternates.

Kathy stated that it is important to have the Town Planner involved to assist the Housing Commission.

Kathy also noted that Guilford's Affordable Housing Commission consults with other towns and other commissions. Guilford also has their Town Planner and a Town Plan

and Zoning Commission member as ex officio members of their Affordable Housing Commission.

6. CCW Master Plan - Final Submission

There was much discussion by the Committee regarding the content and lack thereof in this Plan. Elaine was surprised to see a suggestion of an assisted living facility, as she had not heard of any discussion about this prior. The committee noted that there is no affordable housing or workforce housing in the Plan. Kathy stated that the Housing Committee should make comments and there should be affordable housing included in the Plan. Jim commented that this Plan is not consistent with the POCD. Kathy noted that the Country Club of Woodbridge site is a brownfield site. This Master Plan is supposed to help the Town apply for remediation grants for the site. Kathy doesn't think the Town will receive grants if there is no affordable housing provision in the Plan.

Kathy will draft a statement regarding the Plan.

The committee asked when this Master Plan will be discussed - will there be a vote or some sort of approval? Will the residents have an opportunity for public comment?

7. Review and acceptance of Amended Affordable Housing Plan

Kathy said there are two placeholders in the document - one for the adopted POCD (when that happens) and another for the revised HB5002

The Plan was accepted unanimously - (motion: Chris, second: Jim)

8. Debriefing on the Conservation/Housing Event

Chris suggested that we table this until we can review the video of the presentation

9. Community conversations - Elaine/Lew

All In for Woodbridge - rolling along. Focusing on volunteerism. 1st project will be community conversation about the Old Firehouse.

10. Other Community conversations

HB5002 status and updates

Joint meeting with the Conservation Commission

11. Next Steps for Informational Sessions

- a. Chris suggested a session discussing Accessory Dwelling Units (ADUs)

The meeting was adjourned (Lew/Jim) at 8:14 p.m.