

Regular Meeting of the Woodbridge Housing Committee
November 5, 2025
7:00 PM Selectman's Conference Room, 10 Meeting House Rd., Woodbridge

Present: Mary Dean, Elaine Feldman, James Graham, Kathy Hunter, Warner Marshall. Excused: Chris Dickerson, Lewis Shaffer, Donavon Lofters (Board of Finance liaison).

A quorum is present.

The meeting was called to order at 7:04 p.m. by Kathy Hunter, Chair.

1. Approval of Minutes of October 6, 2025. Motion to approve by Elaine; second: Jim. Unanimously passed.
2. Public Comment: none
3. Housing Chair Report:

Kathy reported on the Connecticut Housing Conference at Foxwoods on October 23 which she attended. Re HB 5002, there are still some matters under discussion; a Special Session is scheduled for this week. The Governor spoke at the conference and offered some ideas like regional resources for the COGs, support for building up infrastructure and supplemental funding for any resulting increase in school expenses...biggest bone of contention, she believes, was the Fair Share number. (Ours was 332 units to be built over 10 years). Considerable pushback from Fairfield County on this, on the grounds that it impeded local control. The meeting highlighted progress in some towns for building affordable housing, including Norwalk, West Hartford, New London, New Haven and Newington.

Our POCD update: TPZ is currently reviewing all the information that was gathered during the public BOS hearings as comments, and working with the consultants to update. Will have to either accept or reject information provided; if rejected, a reason will be given.

804 Fountain St. application hearing was continued to December 1.

We may have to appear before the BOS on November 12 to address our updates to the AHP. May just review our updates and have us come back in December. Mary said we should expect more of the sort of comments we have heard for a long time about specific alterations. Kathy spoke about the matter of objections to data points in the AHP from the American Housing Survey, used also in the POCD.

Conservation Commission: the committee had some discussion on what and how to cover during our meeting with them tomorrow. Kathy does have some comments prepared last summer for the meeting with them as first suggested. As for agenda items, we need to establish that housing is needed and that we're not proposing the use of high value conservation land, as well as noting the other options in our multifaceted approach, always understanding that the amount of area in Residential A on which housing can be built is limited. Decided to follow their lead. Discussion about identifying one area of common interest: ADUs. Another committee we may want to coordinate with would be the Sustainability Committee.

Kathy notes that in our next plan we will be expected to actually identify and evaluate places that offer the potential for building housing.

SCRCOG meeting on November 12 on water and sewer: 12-1:30 p.m. Virtual meeting.

4. Update on Housing Commission & Future Housing work

Kathy's understanding is that there will be a special meeting of the new BOS in December for making appointments. Anticipated that nominating committees from the respective party will phone people to ask about availability; if they don't reach out, contact them.

5. Informational Session - Affordable & Fair Housing Training/Legislative Update

Talked about the suggestion for a panel on ADUs and also a Fair Housing session (see October minutes). Kathy followed up on the latter and Attorney Mark Branse is available December 4. Also scheduled Sean Ghio in case there is a Special Session to brief the town on the revised housing bill and its implications for planning. Place yet to be finalized; she favors the JCC.

6. Community Conversations—Elaine/Lew

Elaine reported that a meeting by All In to discuss the use of the new Community and Cultural Center (in the old firehouse) has been scheduled for Monday November 17 from 6:30-8 at the library. Its purpose is to get people's ideas about how to use it. The library's head has been invited, as its space has been serving for this purposes.

Re the regional strategy meetings that Ben Fink has had: we reviewed the list of issues he sent out and commented on those that were of interest and which we want to follow. Right now, the investigation into ADUs in this region is of interest. Currently we have had 7 ADUs identified by the Building Department.

The meeting was adjourned at 8:30 p.m. on a motion by Jim, second by Elaine.

Submitted by Mary Dean, Secretary pro tem