

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

November 19, 2025 at 7:00pm

Town Hall Small Conference Room
400 Main Street, Ridgefield, Connecticut

Please note: these minutes are not verbatim.

ATTENDEES: Present: Lori Mazzola (Vice Chair), Andrea Beebe, Kent Rohrer, Tim Vilinskis, and Krista Willett.
Absent: Debra Franceschini-Gatje (Chair), Kevin Brown, Sharon Coleman, Sheryl Knapp,

The meeting was called to order at 7:07 PM.

AGENDA

1. Public Comment
2. Approve Sept 24th meeting minutes.
3. Confirm 2026 Meeting dates enclosed in Meeting Packet.
4. 2025 attendance reported to Town Hall by the end of the year- by Sheryl
5. HB 8002 updates.
6. Discuss updates and timeline to the Affordable Housing Plan due to the state in 2027.
7. 2026 AHC Committee Member Confirmation for 2026.
8. Committee project ideas for 2026:

1. Public Comment: None

2. Discussion Items:

- a) Sept 24th meeting minutes could not be approved due to insufficient attendees present.
- b) 2026 Meeting dates were reviewed. The group preferred to keep it to a Wednesday and suggest the 2nd Wed of the month. There will not be a December 2025 meeting.
- c) 2025 attendance to be reported by Sheryl Knapp who was not at the meeting.
- d) We received the HB 8002 updates.
- e) Tim Vilinskis synthesized the information into a timeline that was easy to follow.

1/1/26	Line 1462	First mtg Council on Housing Development (COHD).
3/1/26	Line 765	OPM to issue guidelines for annual housing reporting by municipalities.
7/1/26	Line 1020	OPM to issue GIS tools to determine developable and redevelopable land.
12/1/26	Line 944	OPM to issue housing targets for state and regional COGs.
6/1/27	Line 962	COGs to publish regional housing needs assessment with recommended affordable housing goal for each community.
6/1/28	Line 812	COGs to publish regional housing growth plan for Eastern Connecticut or communities adopt their own plan.
6/1/29	Line 817	COGs to publish regional housing growth plan for Western Connecticut or communities adopt their own plan.
- f) All at the meeting confirmed their intention to stay on the committee into 2026. A former member of the committee has expressed interest in being on the committee.
- g) Committee current projects review and project ideas for 2026: We discussed projects underway at the current time. P&Z moratorium began in June 2025 and may continue or not for another 6 months. We briefly discussed the Candees property and Binn.

h) In 2026, Rudy continues to have a leadership role as head of WestCOG. Starter home and Middle Housing will be a big consideration in 2026. While we are waiting for our timeline to begin, we would like to invite speakers such as: Ryan Fletcher, Candees developer, Patrick Downend of 34 Bailey Ave condos, Francis Pickering of WestCOG, workshops by the group studying the Branchville TOD, Redding members involved with the Gilbert & Bennett situation including selectwoman Julia Pemberton, maybe Waters Edge property discussions. We should check with P&Z first to make sure we are not stepping on their agenda at all especially regarding the Bailey Avenue Condo project which has a lawsuit.

i) **Public Comment:** none

j) **Next meeting:** The next Regular meeting is scheduled for January 14, 2026 to be confirmed that the 2nd Wednesday is agreed upon.

k) **Adjournment:** Andrea Beebe moved to adjourn; Lori Mazzola seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 8:58 PM.

Prepared by Krista Willett, RAHC member