



Hybrid Public Hearing & Selectmen's Meeting
Tuesday, June 28, 2022
5:00 pm

Open/Close Public Hearings - Individually (3)

TOWN OF WOODSTOCK

Public Hearings

Community Development Block Grant Project

June 28, 2022, 5:00pm

Board: R. Gil Rand, Charyl Reardon, Scott Rice

Staff: Judy Welch, Mike Welch, Kevin Millar

In-Person Public: Bill Waterhouse, Rex & Cheri Caulder, Bob Stahler, Charlie Wishart, Jerry Stringham

Zoom Participants: Lisa Viverios, Mike Donahue, Michael Donahue Jr.

AHEAD: Larry Berg, Donna Lane

Chairperson, Charyl Reardon called the first public hearing to order at 5:02 pm

Informational handouts were made available.

Chairperson, Charyl Reardon opened the Public Hearing on the Proposed Peeling Village Affordable Housing CDBG Application and read the following aloud:

Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available for Economic Development Projects, up to \$500,000 for Housing Projects, up to \$500,000 for Public Facility Projects, up to \$500,000 in Emergency Funds, and up to \$25,000 per Planning Study grant. Up to \$1,000,000 is available for each Permanent Supportive Housing Grant Project under the CDBG-CV allocation due to COVID-19. All projects must directly benefit a majority of low- and moderate-income persons.

This is a proposed application to the Community Development Finance Authority for up to \$500,000 in CDBG Housing Grant Funds. Of the funds, \$25,000 will be retained by the town for administrative costs associated with the project, and \$475,000 of the funds will be sub granted to Affordable Housing, Education and Development (AHEAD) Inc. AHEAD will, in turn, loan the funds to Peeling Village at Gordon Pond Limited Partnership. The funds will be used for the construction of 29 units of primarily affordable multifamily housing at Lost River Rd in Woodstock.

This project conforms with Woodstock's proposed Housing and Community Development Plan's goal of Encouraging an adequate housing stock consisting primarily of single-family homes while allowing sufficient opportunities for duplexes, multi-family units, and other forms of housing to assure that persons of all income levels and ages will be able to afford to live in Town.

Chairperson, Charyl Reardon opened the Public Hearing up to public participation on the Proposed Peeling Village Affordable Housing CDBG Application.

Public input was received from Bill Waterhouse, Rex & Cheri Caulder, Charlie Wishart, Jerry Stringham, Mike Donahue.

Chairperson, Charyl Reardon closed the Public Hearing on the Proposed Peeling Village Affordable Housing CDBG Application at 6:04 pm.

Chairperson, Charyl Reardon opened the Public Hearing on the Housing and Community Development Plan at 6:04 pm and read the following aloud:

The Housing and Community Development Plan outlines goals for the next three years. CDBG requires an HCDP that is no older than 3 years.

GOAL 1: Work to diversify the economic base and encourage the creation of year-round enhanced job opportunities. Economic development should be consistent with the Town's planning process, be a visual asset to the Town, avoid traffic congestion and avoid undue pollution.

GOAL 2: Conserve critical natural resources in a manner that offers residents a varied landscape, prevents degradation of surface and groundwater supplies, and avoids erosion, flooding, and other detrimental aspects of unregulated land development.

GOAL 3: Expand community facilities in an orderly manner that assures that all residents are provided with adequate services.

GOAL 4: Encourage an adequate housing stock consisting primarily of single-family homes while allowing sufficient opportunities for duplexes, multi-family units, and other forms of housing to assure that persons of all income levels and ages will be able to afford to live in Town.

THREE YEAR PLAN

Year 2022

Assist AHEAD in applying for CDBG funds to support the Peeling Village at Gordon Pond development for the purpose of providing affordable housing.

Year 2023

Explore funding sources for new water and sewer upgrades.

Year 2024

Establish capital improvement plans for the water and sewer departments.

The plan includes the national and state objectives and includes a CDBG Citizen Participation Plan including required public hearings to update the public on the progress of CDBG projects.

Chairperson, Charyl Reardon opened the Public Hearing up to public participation on the Housing and Community Development Plan.

Public input was received from Bill Waterhouse, Mike Donahue, and Rex & Cheri Caulder.

Chairperson, Charyl Reardon closed the Public Hearing on the Housing and Community Development Plan at 6:11 pm.

Chairperson, Charyl Reardon opened the Public Hearing on the Residential Anti-displacement and Relocation Assistance Plan at 6:11 pm and Donna Lane provided a brief explanation and read the following aloud:

This plan outlines measures, under the Uniform Relocation Act, required for CDBG projects that involve any displacement or relocation of persons (or businesses), if the Town were to undertake a CDBG project which involved displacement or relocation they would follow this plan. The plan outlines the measures they would take to find comparable, suitable housing for persons (or businesses) displaced or relocated. This project does not anticipate displacement or relocation.

Chairperson, Charyl Reardon opened the Public Hearing up to public participation on the Residential Anti-displacement and Relocation Assistance Plan.

Public input was received from Bill Waterhouse, Mike Donahue, and Rex & Cheri Caulder.

Chairperson, Charyl Reardon closed the Public Hearing on the Residential Anti-displacement and Relocation Assistance Plan at 6:14pm.

Call to Select Board's Meeting to Order

Board: R. Gil Rand, Charyl Reardon, Scott Rice
Staff: Judy Welch, Mike Welch, Kevin Millar
In-Person Public: Bill Waterhouse, Rex & Cheri Caulder, Bob Stahler, Charlie Wishart, Jerry Stringham
Zoom Participants: Lisa Viverios, Mike Donahue, Michael Donahue Jr.

Charyl called the meeting to order at 6:14 pm.

CDBG Application

Scott motioned to approve the submittal of the CDBG application and vote to authorize the Chairperson of the Select Board, to sign and submit the CDBG application, and upon approval of the CDBG application, authorize the Chairperson of the Select Board, to execute any documents which may be necessary to effectuate the CDBG contract, and any amendments thereto. Gil seconded the motion and the vote was affirmative.

Adopt Housing & Community Development Plan

Scott motioned to adopt the Housing and Community Development Plan. Gil seconded the motion and the vote was affirmative.

Adopt the Anti-Displacement & Relocation Assistance Plan

Gil motioned to adopt the Anti-Displacement & Relocation Assistance Plan. Scott seconded the motion and the vote was affirmative.

Approve & Sign Minutes/June 14, 2022

Gil motioned to accept the minutes of the June 14, 2022, Selectmen's Meeting. Scott seconded the motion, and the vote was affirmative.

Charlie Wishart/Destruction of Property/Reimbursement

Charlie informed the Board that he had property damaged by the Town's loader sometime in January when the highway department was widening roads. Charlie asked for \$240.00 to replace a 3-wheel bicycle, three metal fence posts, and two fiberglass poles and requested the Town remove it.

Charyl said the Board would look into it and revisit it at the next meeting. Charyl asked Charlie to submit pictures to the Town Office.

Lincoln-Woodstock Childcare/Rental Forgiveness

Gil motioned to reinstate Woodstock's share of rent for the Lincoln-Woodstock Childcare Center beginning July 1, 2022, due to the lack of response to the many emails requesting financial information. Scott seconded the motion, and the vote was affirmative.

Approve Check Requests/Woodstock Firefighter Fund

Woodstock Inn/Holiday Party/\$632.50

Gil motioned to approve the check request for \$632.50 payable to Woodstock Inn for the Holiday Party. This money is to be withdrawn from the Woodstock Firefighter Capital Reserve Fund. Charyl seconded the motion, and the vote was affirmative. Scott abstained.

Melissa Sabourn/Easter Egg Hunt/\$640.07

Scott motioned to approve the check request for \$640.07 payable to Melissa Sabourn for supplies for the Easter Egg Hunt. This money is to be withdrawn from the Woodstock Firefighter Capital Reserve Fund. Gil seconded the motion, and the vote was affirmative.

Accept Donations/Woodstock Firefighter Fund

Woodstock Inn/T-Shirt Sales/\$140.00

The Woodstock Fire Department presented the Board with a gift from T-Shirt sales at Woodstock Inn in the amount of \$140.00 on behalf of the Woodstock Firefighters, to be deposited in the previously established Woodstock Firefighter Fund. Gil motioned to accept the gift of \$140.00 from the Woodstock Firefighters and requested that the Trustees of Trust Funds deposit it into the Woodstock Firefighter Fund. Charyl seconded the motion and the vote was affirmative.

Public Participation

For agenda items on 6/14 and 6/28

Charyl opened public participation for items on the June 14th and 28th agendas.

Bill Waterhouse asked the Board if they had a chance to research his questions from the April 19th meeting relating to the Town's right of way on School Street, outdoor dining, and vehicle parking. Charyl explained that the Board is still working on this.

Bob Stahler asked if building permits are required for metal storage containers. The Board stated that a building permit should be required if the container remains there for some time and is being utilized as a shed.


Old/Other Business/Brought forth by the Board

Adjournment

Scott motioned to adjourn the meeting at 6:50 pm., Gil seconded the motion, and the vote was affirmative.


The public could participate remotely over Zoom by going to www.zoom.us, using the Zoom App on a cellphone, or on a **landline calling 1-646-558-8656 Password: 003948** and entering **Meeting ID: 935 0216 8673 Password: 003948**.

Those wishing to hear the recording of the whole meeting may access it by using this link: <https://www.youtube.com/channel/UCxMH7OFC8H3KqBhYHsBr53g>


Charyl Beardon, Chairman

July 12, 2022
Date


Scott Rice


R. Gil Rand