

MINUTES
REGULAR MEETING OF THE
COMMITTEE ON AGING
Wednesday, August 27, 2025 at 6:00 p.m.
Killingworth Town Hall

Members in Attendance: Bill Joyce (Chair), Ellen Oppenheimer, Amy Roberts-Perry, Margaret Tobelman (Arrived at 6:15 p.m.), and Ex-officio Member, Mercedes Ricciuti (Municipal Agent for the Elderly)

Members Absent: Cheryl Fine

Staff in Attendance: Jamie Sciascia (Clerk/Via Remote)

Visitors: Lucy Kinnane

Called to Order: The meeting was Called to Order at 6:15 p.m. by Bill Joyce, Chair

Roll Call of Committee Members: Chair Joyce conducted a Roll Call of all Committee Members and Visitors in attendance. The meeting commenced slightly later than scheduled to ensure a quorum was present.

Approval of the July 23, 2025 Minutes:

Motion #1 - Amy Roberts-Perry *Moved* and Ellen Oppenheimer *Seconded* a motion to approve the July 23, 2025 Meeting Minutes with the following amendment made by Margaret Tobelman and Ellen Oppenheimer:

1. On Page 2, in Paragraph 6, In the First Sentence, replace "Margaret Tobelman" with "Ellen Oppenheimer"

Voting to Approve: B. Joyce, E. Oppenheimer, A. Roberts-Perry, M. Tobelman

Motion unanimously passed (4-0-0).

Approval of Clerk's Invoice:

Motion #2 - Amy Roberts-Perry *Moved* and Ellen Oppenheimer *Seconded* a motion to approve the Clerk's Invoice in the amount of \$150.00 as presented.

Motion unanimously passed (4-0-0).

Old Business (Follow-Up Discussions from the Last Meeting):

Chair Joyce provided a detailed report of all information gathered since the last Committee on Aging meeting in July. This included updates on property discussions with Pastor Ryan, HUD and State housing guidance, and documentation collected regarding potential senior housing

sites. Chair Joyce also reviewed next steps for site assessments, feasibility studies, and possible alternative parcels.

New Business:

A. Discussion with the Living Rock Church and Pastor Ryan

Chair Joyce reported communications with Pastor Ryan, who initially expressed enthusiasm for using his 16-acre property, behind Living Rock Church, and invited Chair Joyce for a walk-through of the property. However, after consulting with his Board, Pastor Ryan withdrew the offer, stating the Board was not prepared to approve the project at this time. Chair Joyce reported that Pastor Ryan remains supportive of the overall effort and requested to be kept informed. Chair Joyce acknowledged sharing information prematurely with the Committee on Aging and stated future updates would be provided only after confirmation.

B. Discussion with HUD and Information that was received from Kaitlyn Stahl, Administration Officer of the North East Region of HUD

Chair Joyce reported that he spoke with Kaitlyn Stahl regarding funding requirements for the proposed Affordable Senior Housing Project, emphasizing adherence to HUD standards to maintain eligibility. Ms. Stahl noted that units exceeding 800 square feet could limit funding opportunities and highlighted her role as a key resource for guidance on compliance and grant application procedures. Kaitlyn Stahl further advised on the importance of aligning the project with dedicated HUD and State funding streams. She emphasized that compliance considerations, including unit size restrictions and other program requirements, should be incorporated early in the planning process to support successful grant and program approvals. The Committee agreed to consult her as the project advances.

C. Discussion with Miguel Riviera, Director of Housing and Community Development in Connecticut

Chair Joyce reported that he touched base with Miguel Rivera, Connecticut Director of Housing and Community Development, regarding funding and feasibility requirements for the proposed Affordable Senior Housing Project. Mr. Rivera provided guidance on the following:

- The importance of conducting a Feasibility Study to assess site capacity, septic and well requirements, and potential environmental constraints;
- Aligning the project with HUD standards to maintain funding eligibility;
- Exploring State-level grant programs and other funding streams available to small towns.
- Initiating preliminary assessments promptly to ensure eligibility for upcoming funding cycles.

D. Feasibility Study for Affordable Senior Housing in Killingworth:

The Committee reviewed comparable affordable senior housing projects in the Towns of Morris, Old Saybrook, and Madison to guide planning for the Killingworth Senior Housing Project. The

Committee on Aging discussed conducting a feasibility study to assess site capacity, unit layout, septic and well requirements, parking, and potential for future expansion. Unit sizes are expected to be approximately 700 square feet for one-bedroom and 800 square feet for two-bedroom units, with larger units potentially affecting eligibility for certain funding programs. Committee members agreed to review feasibility studies and applications from other towns for reference. Essex Savings Bank was identified as an experienced funding partner for State-supported affordable senior housing projects.

The Committee also discussed alternative sites, including state-owned land off Reservoir Road, and agreed that any backup site would require a feasibility review to ensure compliance with HUD, State housing, and infrastructure standards. Chair Joyce will meet with Senator Christine Cohen regarding the State land option, and maps and lot numbers will be compiled for review. The Committee will focus primarily on the main parcel while maintaining a short list of backup options should constraints arise.

Lastly, the Committee discussed the parcel of land located near Lovers Lane by the graveyard focusing on its boundaries, potential restrictions due to proximity to the cemetery, and any historical considerations that may affect future use. The Committee made no final decisions, but the matter will be revisited for further review.

E. Discussion with Construction Company who builds Affordable Senior Housing:

No Report

F. Discussion on next steps and best approaches for pursuing Affordable Senior Housing Initiatives as a Committee:

Chair Joyce and Committee on Aging Members identified several follow-up actions to advance the project:

- Schedule and conduct a site walk with The First Selectman, The Planning & Zoning Commission, and any Committee on Aging Members to evaluate the Town-owned parcel near the graveyard;
- Confirm whether a traffic study is required;
- Chair Joyce will meet with the neighboring property owner to discuss a potential easement for access and utility connections;
- A comprehensive study will be commissioned to assess site capacity, unit layout, septic and well requirements, parking, and potential for future expansion;
- Chair Joyce will meet with Senator Christine Cohen to explore the possibility of acquiring or transferring State-owned land off Reservoir Road as a backup option;
- Map and lot numbers for the primary and alternative sites will be compiled and shared for review;
- The Committee on Aging will review feasibility studies and applications from other towns (Morris, Old Saybrook, Madison) for design and planning guidance;
- Guidance from Kaitlyn Stahl will be incorporated to ensure eligibility under HUD and State housing programs.

Next Committee on Aging Meeting: Wednesday, September 24, 2025 at 6:00 PM

The next Committee on Aging Meeting is scheduled for Wednesday, September 24, 2025 at 6:00 p.m. at the Killingworth Town Hall.

Adjournment: Chair Joyce adjourned the meeting at approximately 6:50 p.m.

Respectfully Submitted,

Jamie Sciascia
Clerk