

**MINUTES  
REGULAR MEETING OF THE  
COMMITTEE ON AGING  
Wednesday, October 22, 2025 at 6:00 p.m.  
Killingworth Town Hall**

**Members in Attendance:** Bill Joyce (Chair), Ellen Oppenheimer, Amy Roberts-Perry, Cheryl Fine (Arrived at 6:32 p.m.), and Ex-officio Member, Mercedes Ricciuti (Municipal Agent for the Elderly)

**Members Absent:** Margaret Tobelman

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

**Visitors:** Lucy Kinnane

**Called to Order:** The meeting was Called to Order at 6:32 p.m. by Bill Joyce, Chair

*(The meeting began later than scheduled as the Committee awaited the arrival of an additional member to establish a quorum.)*

**Roll Call:** Chairman Joyce took a Roll Call of all Members and Visitors present at the meeting.

**Approval of the August 27, 2025 Minutes:**

Motion #1 - Amy Roberts-Perry *Moved* and Ellen Oppenheimer *Seconded* a motion to approve the Minutes from the Committee on Aging Regular Meeting that was held on August 27, 2025.

Voting to Approve: C. Fine, B. Joyce, E. Oppenheimer, A. Roberts-Perry

Motion unanimously passed (4-0-0).

**Approval of Clerk's Invoice:**

No invoices were presented for approval. Clerk Sciascia will submit her invoice at the next Committee on Aging meeting scheduled in November.

**Old Business (from last meeting):**

Chairman Joyce and the Committee briefly discussed the Lovers Lane property as a potential site for affordable senior housing. It was noted that the property is an easement road and too large for the intended purpose, and the Committee decided not to pursue it further.

## **New Business:**

### **A. Discussion about available sites in Killingworth to build Affordable Senior Housing**

Chairman Joyce provided a detailed update on potential sites for affordable senior housing in Killingworth. He reported on his visits to multiple properties, including a 57 acre state owned parcel on Reservoir Road, noting its flat topography, buildable land, and minimal ledge, which he considered suitable for development. A further update will be given under Item D below.

Chairman Joyce described interactions with relevant state agencies, including the Department of Energy and Environmental Protection (DEEP) and the Connecticut Housing Department, regarding land swaps and approvals. He also noted the possibility of future engagement with the owner of another property, Mr. Wettish, contingent on restrictions in the deed that prevent development. The Committee discussed potential access points, impact on nearby recreational areas, and traffic considerations.

Additionally, Chairman Joyce shared insights from site visits to other affordable senior housing projects in Connecticut, including North Burgess in Bethel and Old Saybrook, to inform design, planning, and operational considerations for the Killingworth project. The discussion emphasized evaluating multiple options, conducting site audits, and next steps.

### **B. Update the Committee on discussion with Senator Christine Cohen and First Selectman Couture about Land Swaps**

Chairman Joyce reported on recent discussions with Senator Christine Cohen and First Selectman Couture regarding potential land swaps involving parcels on Reservoir Road. He explained that the purpose of these discussions is to explore options for optimizing town owned land for development or community use. Considerations included the suitability of the parcels for proposed purposes, potential impacts on the surrounding community, and preliminary legal and logistical matters. Chairman Joyce noted that the committee will be sending a formal letter to Mr. Wettish to communicate the town's interest and request additional information. No final decisions were made at this time; the discussion served to keep the committee informed and prepare for future planning and coordination with relevant stakeholders.

### **C. Update the Committee on short discussion with Miguel Rivera, Director of Housing and Community Development in Connecticut**

Chairman Joyce provided an update on his recent discussion with Miguel Rivera, Director of Housing and Community Development for the State of Connecticut. Their conversation focused on available state housing resources and potential grant opportunities that could support the town's senior housing initiatives. Mr. Rivera expressed interest in the Committee's efforts and offered to share additional information and contacts within the Department of Housing to assist with future planning. Chairman Joyce noted the importance of maintaining communication with the Department as the Committee continues to identify and evaluate potential sites for senior housing development in town.

#### **D. Discussion with Committee about site plan and visits to other Affordable Senior Housing locations in Connecticut**

Chairman Joyce reviewed several potential properties for developing affordable senior housing, including the Wettish property and state owned land on Roast Meat Hill. He noted that the Wettish property is 5½ acres, flat, and could accommodate about 20 units across the street from 400 Roast Meat Hill Road. Joyce noted that state owned land, which is larger at 57 acres, could allow for many more units but would require coordination with the state and approval from historical authorities because of potential Native American burial sites on the land.

Chairman Joyce and the Committee discussed conducting a site audit to assess the property, including topography, access points, parking, and proximity to recreational areas like athletic fields and nature trails. He also mentioned that the plan could involve scaling down the number of buildings to fit within smaller parcels if needed. Other points included potential coordination with architects for building layouts, reviewing existing units at comparable facilities for design ideas, and considering high school or trade school drafting programs to assist with preliminary plans.

Amy Roberts-Perry and Ellen Oppenheimer proposed sending a letter to Mr. Wettish requesting a meeting to discuss the town property and potential development of affordable senior housing.

Motion #2 - Amy Roberts-Perry *Moved* and Ellen Oppenheimer *Seconded* a motion to prepare, on the Committee on Aging's letterhead, a letter to Mr. Robert Wettish, requesting a meeting to discuss the Town property he sold to the Town, as potential use for Affordable Senior Housing.

Voting to Approve: C. Fine, B. Joyce, E. Oppenheimer, A. Roberts-Perry

Motion unanimously passed (4-0-0).

Mercedes Riccuiti provided a brief update on the local Fuel Assistance Program, noting that 35 households currently receive support. Riccuiti noted that typically, each household would receive approximately \$1,200 per year, but due to reductions in federal and state funding, the amount has been decreased to \$495 per household. Riccuiti highlighted that only currently enrolled households are eligible for assistance this year, and no new applicants can be added. She also noted that the town's Friendly Fund, which currently holds around \$13,000, could potentially be used to help address the shortfall. Riccuiti also noted that the coordination with other programs, such as SNAP, has helped streamline the verification process, though overall resources remain limited. Joyce suggested exploring local fundraising and working with churches or civic groups to supplement the reduced support.

#### **E. 2026 Meeting Schedule - Draft (Required by the Town's Clerk's Office)**

Chairman Joyce reviewed the proposed 2026 Committee on Aging Meeting Schedule with the Committee. Members agreed to continue meeting on the fourth Wednesday of each month at 6:00 p.m. at Town Hall, noting that three meetings will be held on the third Wednesday due to holiday conflicts.

Motion #3 - Ellen Oppenheimer *Moved* and Amy Roberts-Perry *Seconded* a motion to approve the 2026 Committee on Aging Meeting Schedule from January 28, 2026 to December 16, 2025 as presented.

Voting to Approve: C. Fine, B. Joyce, E. Oppenheimer, A. Roberts-Perry

Motion unanimously passed (4-0-0).

Chairman Joyce provided a brief update on potential grant opportunities for affordable senior housing. He reported reaching out to Clerk Sciascia, who has some experience in grant writing, and noted that the Guinness Trust, a foundation originally associated with the Guinness family, provides funding for such projects. Chairman Joyce stated that the Director of Finance Regolo confirmed their Budget for 25/26. Chairman Joyce noted that further exploration is needed, including understanding application requirements and potential costs for grant-writing services. Ellen Oppenheimer informed the Committee that she would be happy to assist, given her grant-writing experience.

**Next Meeting: November 19, 2025 at 6:00 p.m.:**

The next Committee on Aging meeting will be held on November 19, 2025, at 6:00 p.m. at Town Hall.

**Adjournment:** Chair Joyce adjourned the meeting at approximately 7:45 p.m.

Respectfully Submitted,

Jamie Sciascia  
Clerk