

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

April 22, 2026 at 7:00pm

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

Please note: these minutes are not verbatim.

ATTENDEES: Present: Debra Franceschini-Gatje (Chair, via teleconference), Lori Mazzola (Vice Chair), Sharon Coleman, Sheryl Knapp, Kent Rohrer, Tim Vilinskis, and Krista Willett.

Absent: Andrea Beebe and Kevin Brown

Guests: Commission on Aging members Collette Kabasakalian, John Richards, and Chairperson Patty Yaffa

The meeting was called to order at 7:01 PM.

AGENDA

1. Public Comment-3 minutes per speaker
2. Senior Housing Discussion with Commission on Aging members
3. Future meetings
4. Approval of September 24, 2025 and November 19, 2025 meeting minutes
5. Public Comment-3 minutes per speaker

1. Public Comment: None

2. Discussion Items:

- a) Senior Housing Discussion: three representatives from the Commission on Aging discussed need for affordable housing in town for seniors – including Halpin Lane and Meadow Ridge. Met with Selectmen recently about possibly loosening up regulations regarding what can be senior housing, and possibly to create additional units.
- b) Future meetings: given the current moratorium, the Committee discussed reducing meeting frequency to quarterly, but establishing an ad hoc committee to address key issues. Debra to present a letter to Selectmen regarding moving forward with the Housing Trust Fund and the Ad-Hoc committee, including a request to be added to an upcoming meeting agenda.
- c) Sharon mentioned a blight property that has existed in her neighborhood for several years. She will reach out directly to the Selectmen to discuss actions to be taken for safety reasons.
- d) Approval of September 24, 2025, November 19, 2025, and January 28, 2026 meeting minutes. **Kent made a motion to approve all minutes, and Debra seconded. The Committee voted unanimously to approve all three, without any amendments.**

3. Public Comment: none

4. Next meeting: The next Regular meeting is scheduled for June 24th. The May 27th meeting will be canceled.

5. Adjournment: Sheryl moved to adjourn; Sharon seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 8:23 PM.

Prepared by Sheryl Knapp, Secretary