

Town of Old Lyme  
Affordable Housing Commission  
Regular Meeting  
Wednesday August 16 2023 5:00 PM  
Old Lyme Memorial Town Hall, Meeting Hall  
Phone-in access available at:  
1-605-472-5727 Access Code 3819718

MINUTES (UNAPPROVED)

1. Call to Order
  - The meeting was called to order at 5:05PM
  - Present: Michael Fogliano, Jenn Miller, Amy Hosier, Fred Fenton, Anthony Vasiliou, Laurie Walker
  - Absent: John Coughlin (note: after the meeting it was learned that Mr. Coughlin had dialed in but was unable to be heard)
  - Fred Fenton and Anthony Vasiliou were seated as voting members
  - A motion was made by Amy Hosier to move agenda items 3, 4, and 5 up pending the arrival of the invited guest; second by Jenn Miller; no discussion; motion carried unanimously
2. Invited Guest – Tom Larson
  - The Chair reminded those present that the Commission has no regulatory role, and this is not a hearing of any kind. Mr. Larson is not required to disclose anything to the Commission that he does not wish to. This will be an informal discussion within the Commission's role as a point of contact for the community and interested parties and as an advisor to the Town. Mr. Larson went on to describe plans to develop 4 apartments at 260 Shore Rd. including two one-bedroom and two two-bedroom units, two of which would be set aside as affordable housing under CGS Sec. 8-30g. During discussion, it was noted that the 2022 Affordable Housing Plan identified rentals and housing to accommodate smaller households as areas of need, and utilizing existing land and infrastructure as an effective strategy.
3. Public Comment
  - Resident Caroline Miranda expressed concern about current non-conforming residential use at 260 Shore Rd.
4. Approval of Minutes
  - 7/19/23 Regular: motion to approve by Anthony Vasiliou; second by Jenn Miller; no discussion; motion carried unanimously.

- 8/8/23 Special: motion to approve by Anthony Vasiliou; second by Jenn Miller; Fred Fenton noted a correction from “122” and “188” Four Mile River Rd. to “182” and “188” respectively; no further discussion; motion carried unanimously.

5. General Information and Correspondence

- None

6. Projects

6.1. McCulloch Open Space / Habitat for Humanity Partnership

The Chair provided the following updates:

- The project is transitioning to a Steering Committee under BOS from the AHC, which will retain an advisory role as an ex officio SC member.
- Top level parameters for the project remain as set out on June 1.
- Town counsel is continuing preparations for exercising the option, and division and transfer of the building envelopes.
- HFH is exploring the possibility of using an 8-30g process.

7. Development Opportunities

7.1. 182-188 Four Mile River Rd

- Considering the results of research into access to the properties, the Commission will suspend further work to plan a possible project in collaboration with the Open Space Commission and Land Trust. This has been communication to both the OSC and Land Trust.

7.2. Town-owned Properties

- Fred Fenton and Jenn Miller reviewed the results of their research into town-owned properties with potential for affordable housing development. The next step will be to review those findings with the town administration for guidance on how to proceed. The Chair will seek appropriate contacts.

8. Policy and Regulatory

8.1. 1 Boggy Hole Road, 95 and 97-1 Flat Rock Hill Tax Abatement

- The AHC has already endorsed resolution of the 2017 lapse in the abatement in 9/1/21 communication to BOS.
- The Chair and Vice-Chair had informative meetings with Tax Collector and Assessor, but there is more research left to perform.
- The BOS has requested a discussion of relevant statutes and practices and possible paths to resolution with BOS at a future meeting as soon as Sep 5.

- We need to understand relevant statues and regs, and establish policy and practice both to resolve the open issue and to plan for the future including the McCulloch project.
- A motion was made by Fred Fenton to authorize the Chair and Vice-Chair to engage in discussions with the town administration to research and recommend methods to resolve the 2017 lapse to the BOS; second by Amy Hosier; motion carried unanimously.

#### 8.2. HROD Affordable Housing Provisions

- During recent Planning and Zoning Commission meetings, the Halls Rd Improvements Committee was advised to include provisions for affordable housing in a revised HROD proposal.
- The AHC will develop recommendations.
- During discussion, Mr. Vasiliou had questions about the status of the HROD proposal and expressed concern about the process for developing recommendations and interactions between the AHC and HROD. He further suggested that AHC recommendations include items such as design forms. The Chair stated intent to restrict the scope of recommendations to only provisions regarding the inclusion of affordable housing, and that this is consistent with the commission's responsibilities as set out in the founding ordinance. Mr. Vasiliou disagreed.

#### 9. Regional Housing Committee – Recent Proceedings

- ADU policies, regulations, and activities across the region are being compiled by RiverCOG.
- Toolkits for inclusionary zoning and single-family conversion to multifamily are being developed.
- RHC alternate member for OL is vacant; since this is a general housing committee including affordable, a member of the Planning or Zoning Commissions might be appropriate as alternate.
- Agendas, minutes, and materials are posted on the RiverCOG web site.

#### 10. Other Business

- Annual report due Sep 1; the Chair will draft.
- No new information on the possible availability of a federal “YIMBY” grant to support formulation of regulatory and policy changes for affordable housing.
- Community Engagement – AHC web pages review and update, new Resources page needed. The Chair will attempt to identify resources such as interns to assist.

#### 11. Upcoming Meetings and Agenda Items

- The next regular meeting is scheduled for Wednesday September 20.

#### 12. Adjournment

- Meeting adjourned at 7:15 PM

Respectfully submitted,

Michael Fogliano