

Town of Old Lyme  
Affordable Housing Commission  
Regular Meeting  
Wednesday May 17th 2023 5:00 PM  
Old Lyme Memorial Town Hall, Meeting Hall

Call-in access available at:  
1-605-472-5727 Access Code 3819718

#### MINUTES (UNAPPROVED)

1. Call to Order

The meeting was called to order at 5:00pm.

Present at the call to order: regular members Michael Fogliano, Jenn Miller, Amy Hosier; alternates Laurie Walker and Anthony Vasiliou

Joining after the call to order: regular members John Coughlin (by telephone), Bill Belluzzi

Absent: alternate Fred Fenton

2. Public Comment

None.

3. Approval of Minutes

3.1. April 19 2023 Regular Meeting

Motion to approve by Jenn Miller, second by Amy Hosier; no discussion; motion carried unanimously

3.2. May 9 2023 Special Meeting

Motion to approve by Jenn Miller, second by Michael Fogliano; no discussion; motion carried unanimously

4. General Information Items, Communications, and Correspondence

Mr. Fogliano reported that since the press coverage of the May 1 BOS meeting, he had received an inquiry from a resident about helping with the McCulloch project.

Mr. Fogliano reported that the inaugural meeting of the RiverCOG Regional Housing Committee was held, that he had been appointed representative for Old Lyme, that there was a vacancy for an alternate that would be appointed by the BOS, and that updates from the Committee would be added to the standing agenda.

Ms. Miller reported that she had been contacted by Rev. Junkeit of FCCOL to offer assistance with the McCulloch project.

5. Old Business

5.1. Projects

5.1.1. McCulloch Family Open Space Affordable Housing Option

Mr. Fogliano updated the commission on the proceedings of the May 1 BOS meeting, and outlined next steps for the project, those being to convene a public information meeting during the week prior to the June 5 BOS meeting, and to schedule action by the BOS to select a preferred partner and appoint a steering committee for the June 5 BOS meeting. John Coughlin joined the meeting during the discussion, and reported that he had done some independent

research on costs with encouraging results. Mr. Fogliano responded that his research could be useful input for future discussions with the BOS and the selected development partner, but cautioned that because there are still many unknowns, any cost estimates should be viewed in the context of feasibility assessment rather than firm numbers, and that the potential need for additional fundraising to contain the cost of ownership within qualified affordable limits should remain part of the plan.

5.1.1.1. Partner and steering committee recommendations

Laurie Walker was seated as a voting member in the absence of Mr. Belluzzi. A motion to make a recommendation to the BOS to select Habitat for Humanity of Eastern CT as the preferred partner for the McCulloch project was made by Laurie Walker and seconded by Jenn Miller. During the discussion, a motion to amend the original motion as making a recommendation to the BOS to select Habitat for Humanity of Eastern CT as the preferred partner to engage in further discussion toward exercising the option to develop affordable housing on the McCulloch Family Open Space was made by Jenn Miller and seconded by Amy Hosier. The motion to amend carried and the amended motion carried. Voting in favor: Michael Fogliano, Jenn Miller, Amy Hosier, John Coughlin, Laurie Walker. No votes in opposition, no abstentions. Mr. Belluzzi joined the meeting after Ms. Walker was seated and did not vote.

5.2. Standing Workstreams

5.2.1. Community Engagement

No updates to report

5.2.2. Policy and Regulatory

5.2.2.1. Accessory Apartment Zoning Regulations

Work is continuing to prepare comparisons of the ADU regulations being adopted by other towns, to make the case for the need to change Old Lyme's ADU regulations, and to prepare a proposal. The next step will be to engage the Planning and Zoning Commissions and Land Use department.

5.2.2.2. Pending Legislation

The Planning and Zoning Commission chairs have reported that both commissions have reviewed HB-6633 and HB-6890 and concur with the opposition to the proposed legislation. The BOS will take up communication of a town response to our CGA reps at an upcoming special meeting.

5.2.3. Funding and Partnering Opportunities

5.2.3.1. "Yes In My Back Yard" Grant Application

Ms. Miller and Mr. Vasiliou reported that the application process for the grant funds has apparently not yet been opened. The legislation establishing the grant calls for the funding to be disbursed by September 2023. Mr. Fogliano will contact RiverCOG to check if they have any additional information on when and how the grant application process will be run.

5.2.4. Development Opportunities

Mr. Coughlin reported that Tom Larson will be pursuing development of affordable housing on his property under CGS 8-30g and would like to update the commission. It was agreed to invite Mr. Larson to the June regular meeting.

Mr. Fogliano suggested that next steps for the possible opportunity on Four Mile River Road should be to schedule a site walk with Vivian Senft, and then to follow up with another special meeting dedicated to discussing the opportunity. The commission agreed.

5.3. Shoreline Gateway Committee Update

The SGC is continuing to process survey results and prepare actions plans based on the responses, notably for blight remediation as a priority, and to frame the mission and deliverables for the committee.

6. New Business

None

7. Upcoming Meetings and Agenda Items

The next meetings will be the public information session on the McCulloch project during the week of May 29<sup>th</sup>, with a tentative target of June 1, then the BOS regular meeting on June 5.

A site walk and special meeting for the Four Mile River Road opportunity will be scheduled over the coming weeks.

Ms. Walker noted that the next regular commission meeting is scheduled for June 21<sup>st</sup>, and that there is a music event scheduled for outside Town Hall at the same time. The commission meeting will be rescheduled.

8. Adjournment

A motion to adjourn was made by Jenn Miller, second by John Coughlin; no discussion, motion carried unanimously. Meeting adjourned at 6:00pm.

Respectfully submitted,

Michael Fogliano