

Town of Old Lyme
Board of Selectmen
Special Meeting

Meeting Date: Thursday 1 June 2023 7:30pm

Meeting Location: Old Lyme Memorial Town Hall

This meeting was convened in the Meeting Hall and held jointly and concurrently with the Affordable Housing Commission Special Meeting. Dial in access was available.

1. Call to Order
 - First Selectman Griswold called the meeting to order at 7:30 PM. Selectman Matthew Ward and Selectwoman Martha Shoemaker were present. The Affordable Housing Commission members present were Michael Fogliano, Chairman, Jenn Miller, Bill Belluzzi and Alternate Members Laurie Walker and Anthony Vasiliou. Also present was Sarah Lufler, Executive Director, Habitat for Humanity of Eastern CT (“HFH”).
2. Informational Presentation – Affordable Housing Commission
 - Mr. Fogliano presented information about the option to develop two units of affordable housing on the McCulloch Family Open Space property. His remarks included background, location, objectives, approaches considered and current status.
3. Recommendation to Select a Development Partner – Affordable Housing Commission
 - Mr. Fogliano informed the Board of Selectmen that, on May 17th, the Affordable Housing Commission voted unanimously to recommend that the Board of Selectmen select HFH as the preferred partner to engage in continued discussions toward exercising the option to build the affordable homes on the designated building envelopes that were acquired by the Town as part of the McCulloch Family Open Space acquisition. Mr. Fogliano went on to present the qualifications and practices of HFH and recommendations for the composition of a Steering Committee for the project. Mr. Fogliano and Ms. Lufler then took questions from the members of the Board of Selectmen.
4. Public Comment
 - Karen Winters asked what the price of the land parcel would be, if there would be any residency requirements and how the ARPA funds would be affected if the homes were re-sold in the future.
 - Debbie O’Neill noted that a relative of hers, who resides in a southern state, had reported seeing problems with upkeep of affordable homes built by HFH and high occupancy rate of certain homes. She also inquired about affordable housing objectives being waived due to lack of infrastructure in town.
 - Laura Fitzpatrick-Nager expressed support for the Commission, HFH and the project.

- Mona Colwell inquired about penalties imposed by the State if the Town does not meet the State's affordable housing objectives.
 - Anthony Vasiliou, Alternate Member of the AHC, inquired if there is a local ordinance that limits the number of allowed occupants in a dwelling.
 - A member of the audience inquired if rental vouchers could be used to pay the mortgages.
 - A member of the audience inquired about how defaults are handled.
5. Discussion and Motion to Select the Preferred Partner – Board of Selectmen
- First Selectman Griswold asked if either of the Selectmen had any questions. As there were none, he asked if one of the Selectmen would make a motion to designate Habitat for Humanity of Eastern CT as the Preferred Partner to develop two affordable housing units on the McCulloch property.
Selectman Ward made a motion to designate Habitat for Humanity of Eastern CT as the Preferred Partner to develop two affordable housing units on the McCulloch property and Selectwoman Shoemaker seconded the motion. There being no discussion, the motion passed unanimously.
6. Agenda for the Special Town Meeting on 12 June 2023 at 7:30 in the Middle School Auditorium
As there was conflicting information concerning the timing of the information meeting and the voting by ballot, Selectman Ward made a motion to table any motion on the Town Meeting agenda and Selectwoman Shoemaker seconded the motion. There being no discussion, the motion passed unanimously.
7. Estuary Transit District – Assignment of Old Lyme's portion of the State of Connecticut's Marching Grant for Elderly and Disabled Demand Responsive Transportation Funds
First selectman Griswold explained that this is a standard, annual request to all the member towns.
Selectwoman Shoemaker made a motion to assign Old Lyme's portion of the State of Connecticut's Marching Grant for Elderly and Disabled Demand Responsive Transportation Funds to the Estuary Transit District and Selectman Ward seconded the motion. There being no discussion, the motion passed unanimously.
8. Adjournment
Selectman Ward made a motion to adjourn the meeting at 8:57 PM and Selectwoman Shoemaker seconded the motion. There being no discussion, the motion passed unanimously.

Respectfully submitted,

Timothy Griswold