

Town of Old Lyme  
Affordable Housing Commission  
Special Meeting

Meeting Date: Thursday 1 June 2023 7:30pm  
Meeting Location: Old Lyme Memorial Town Hall  
52 Lyme St. Old Lyme CT

This meeting was convened in the Meeting Hall and held jointly and concurrently with a Board of Selectmen Special Meeting. Dial in access was available, and a recording will be posted on the Town website.

MINUTES (UNAPPROVED)

1. Call to Order
  - The meeting was called to order at 7:30 PM.
  - AHC members present: Michael Fogliano, Jenn Miller, Bill Belluzzi, alternates Laurie Walker and Anthony Vasiliou
  - AHC members absent: John Coughlin, Amy Hosier, alternate Fred Fenton
  - Guest: Sarah Lufler, Executive Director, Habitat for Humanity of Eastern CT
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, including 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 the Affordable Housing Commission voted unanimously on May 17 to recommend that the Board of Selectmen select Habitat for Humanity of Eastern CT 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 Habitat for Humanity of ECT, and recommendations for the composition of a Steering Committee for the project. Mr. Fogliano and Ms. Lufler then took questions from the Board of Selectmen.
4. Public Comment
  - Karen Winters inquired about how much the land would be sold for, residency requirements, and how the ARPA funds would be affected if the homes are re-sold in the future
  - Debbie O'Neill noted that a relative residing in a southern state had reported seeing problems with upkeep and high occupancy of affordable homes built by HFH. She also inquired about affordable housing objectives being waived due to lack of infrastructure in town.
  - Laura Fitzpatrick-Nager expressed support for the Commission, Habitat for Humanity, and the project

- Mona Colwell inquired about penalties imposed by the state if the town does not meet affordable housing objectives
  - Anthony Vasiliou, alternate member of the AHC, inquired if there are local ordinances regarding the number of allowed occupants in a dwelling
  - A member of the audience inquired if rental vouchers could be used to pay mortgages
  - A member of the audience inquired about how defaults are handled
5. Discussion and Motion to Select the Preferred Partner – Board of Selectmen
- See Board of Selectmen minutes
6. Adjournment
- The AHC meeting was adjourned by the Chair at 8:30 PM

See also Board of Selectmen minutes

Respectfully submitted,  
Michael Fogliano