

**MINUTES OF THE TOWN OF OLD LYME**  
**SPECIAL TOWN MEETING OF APRIL 15, 2024**

Approximately 175 electors and citizens attended the Town of Old Lyme Special Town Meeting on Monday, April 15, 2024, at 7:30 p.m. at the Lyme/Old Lyme Middle School Auditorium, 53 Lyme Street, Old Lyme, Connecticut.

First Selectwoman, Martha Shoemaker, called the meeting to order at 7:38 p.m., and she called for nominations for a moderator for the meeting.

A motion was made by Selectman Jim Lampos and seconded by Selectwoman Jude Read, to nominate Dave Rubino to serve as moderator. There being no other nominations for the moderator, First Selectwoman Shoemaker called for a vote on the motion, and it passed unanimously.

Mr. Rubino asked Vicki Urbowicz, Town clerk, to read the call of the meeting.

Following the reading of the call of the meeting, Mr. Rubino asked Michael Fogliano, Chair of the Town of Old Lyme's Affordable Housing Commission, to present item number one on the agenda.

- 1. To approve the transfer of the control of two approximately 3 acre parcels of the McCulloch Property that, at the time the Property was acquired by the Town, were set aside for the construction of two single-family units of affordable housing, from the Open Space Commission to the Affordable Housing Commission, and to authorize the Town, acting with and through the Affordable Housing Commission, to quitclaim title to the two approximately 3 acre parcels to a legally-created and operating not-for profit entity engaged in the construction and management of affordable residences, solely for the purpose of constructing and managing two units of affordable housing in accordance with applicable state statutes and regulations, including General Statutes § 8-30g.**

Mr. Fogliano began by stating that in 2019 the Town of Old Lyme purchased, using open space acquisition funds, approximately 300 acres of the McCulloch property. As part of the purchase agreement, two 3-acre parcels were to be set aside and designated for the construction of two single-family units of affordable housing.

The Affordable Housing Commission applied for and obtained an ARPA Grant of \$150,000 to offset the cost of the project. As part of the grant, a partner could be designated to use these funds. The Affordable Housing Commission will partner with Habitat for Humanity. They have been in the region for 35 years and completed three houses in Lyme and three houses in East Lyme. Habitat for Humanity will plan and manage the construction of units. They also work on finding qualified occupants to fill the units.

Mr. Fogliano indicated that the next step would be to subdivide the conservation easement and lots for Habitat for Humanity. He also pointed out that the Town of Old Lyme needs affordable housing. Our seniors looking to downsize their homes are forced to move out of town as they have no affordable housing options. Our children cannot afford to come back to Old Lyme as there are no affordable options for them as well. Mr. Fogliano stated that by approving this transfer that "we have a chance to make a small change but significant impact."

Dave Rubino asked for a motion to approve the transfer of control. The motion was made by Jude Read and seconded by Jim Lampos. There was no discussion. Mr. Rubino called for a voice count vote. All were in favor. No one was opposed.

**Motion Carried.**

- 2. To approve an additional appropriation in the amount of \$880,000 (The Town of Lyme shall reimburse Old Lyme 25% of all project costs), for the costs of planning, design, and construction of the expanded joint Old Lyme/Lyme Senior Center. This additional appropriation is needed to meet project costs that have exceeded what had been reasonably anticipated and appropriated for, and to provide for additional contingency and for kitchen upgrades. A previous appropriation was approved by a Town Referendum for the project on June 20, 2023.**

Mr. Rubino called upon First Selectwoman, Martha Shoemaker, who asked Alan Sheiness, a Town of Lyme Member of the Old Lyme/Lyme Senior Center Building Committee, to present the next item. Mr. Sheiness explained that the Towns of Lyme and Old Lyme previously approved \$5,263,541 for the planning, design, and construction of an expansion of the Old Lyme/Lyme Senior Center. There was a

delayed timeline in the project due to securing Builders Risk Insurance. Then when the bids came in, they were 1.3 million in excess of the budget.

The Building Committee met and were able to shave down the costs without adjusting the footprint of the building. Changes made to the fire safety system, although still within regulations, were the lion's share of the savings. They also were able to make changes to the kitchen to account for some kitchen renovations and new appliances that they did not include in the original plan. These changes accounted for an additional \$80,000.

The floor was then opened for discussion. Tom Grant asked what "we (the Town) can do for a million dollars." Mr. Sheiness did not have a clear answer to Mr. Grant's question. Bill Folland, 6 Dunns Lane, ask, "if we receive the funding, how are we going to fund it?" First Selectwoman Martha Shoemaker said that the funding was being discussed and that there was money in the reserve fund if needed. The Board of Selectmen and Board of Finance will further discuss.

Dave Rubino then asked for a motion to approve the budget of \$880,000 (25% being paid by the Town of Lyme). Jim Lampos made the motion. Jude Read seconded the motion. Mr. Rubino called for a voice count vote. The majority were in favor. Two were opposed.

**Motion Carried.**

Kimberly Russell Thompson made a motion to adjourn the meeting. It was seconded by Kathleen Tracy. The meeting was adjourned. at 8:12 p.m.

Respectfully submitted,

Vicki Urbowicz  
Town Clerk