

**AD-HOC SENIOR AND AFFORDABLE HOUSING ALTERNATIVES STUDY  
COMMITTEE  
MEETING MINUTES  
WEDNESDAY, DECEMBER 11, 2024  
TOWN HALL CONFERENCE ROOM B AND ZOOM**

**CALL TO ORDER**

By: Newton                      Time: 2:04 p.m.                      Place: Conference Room B and ZOOM

**1.ROLL CALL:**

		<b>PRESENT</b>	<b>ABSENT</b>
<b>REGULAR MEMBERS:</b>			
	Christin Pattee	X	
	Dick Brand	X	
	Robin Newton	X	
	Richard Gold		X
	Rick Martin	X	
	Diane Rutherford	X	
<b>STAFF:</b>	Annemarie Sundgren, Human Services Administrator	X	
	Jana Roberson, Dir. Planning & Development		X
	Heidi Leech, Planning Tech./Zoning Enforcement Officer	X	
	Melissa Sicard, Recording Secretary		X

## **2. ADOPTION OF MINUTES 10/23/2024:**

Newton pointed out that C. Pattee was absent from the 10/23/2024 meeting and the minutes show she made a motion. We will need to review the video and table the approval to the next meeting.

## **3. REVIEW MEMO FOR ADUs to PZC:**

A draft memo was distributed by R. Newton to PZC regarding current size of ADU allowable under regulations along with a draft revised regulation.

C. Pattee supports the memo but asked if it is different for multi-units in the lake area. R. Newton said yes, we want to make incremental changes to the regulations.

R. Martin said it is a lot easier to understand than the current regulations.

R. Newton suggested putting a blurb in the town newsletter about ADUs. She said the timeframe for a zoning reg change is - referral to CRCOG of 30 days minimum. This can be an internal application or the board can make the application. R. Newton will get feedback from CRCOG. She has seen it in other towns.

D. Brand suggested minor word changes to allow flexibility for siding, etc. since cost can be a factor. R. Newton said zoning enforcement makes sure the ADU matches the architecture and style of the existing structure. D. Brand is also concerned about lot coverage. He said it looks good otherwise. R. Newton said zoning regulations are living documents, meant to be changed. She will send the two documents to PZC for the January meeting.

## **4. DISCUSS PUBLIC OUTREACH INFORMATION ON AFFORDABLE HOUSING-WEBSITE DOCS, ETC.**

1. R. Newton- Public outreach, What is affordable housing? Use of Floating zones promotes affordable housing. It has been implemented successfully in other towns. She would like to start public outreach - articles in the newsletter, etc. This is in their charge. She'd like to start in January: website, newsletter, etc.
2. C. Pattee mentioned the newsletter from CHENECT, Beth Sebelia. C. Pattee would like Coventry PZC & SHC to be added to the list. R. Newton will review the list. It would be good to get a Newsletter area designated for Senior Housing.
3. R. Newton said incremental changes to regulations are going to be key - Housing accessibility, attainable housing. The hardest conversations are affordable housing at the end after all the incremental changes.

4. R. Newton suggests a Promote Housing page on the Town Website, not Facebook, but an actual webpage. Senior/affordable housing- direct to bullet points, photos of affordable housing development units, etc. - Old Saybrook and Essex for example.
5. Discussion of Mansfield regulations. R. Newton said regulations are not good for multi-family, they are overly restrictive. There is no return on investment for developers. If we can make regulation changes to make it worth a developer's time/effort it can make a difference.
6. D. Rutherford said How to budget, keep the house, finances, etc. is important education people don't get now a days.
7. A. Sundgren – Human Services has attempted this type of education. It was not well received. Connecticut has the 3rd highest rent rate in the country. Maybe we could have speakers at the library. The public wasn't open to equality/race discussion.
8. ALICE Families- Budget Education
9. Discussion of Education Opportunities. Plant the seeds. There is a group of people who will be receptive. PZC- Did you know – 4Town- Forum for CT Countryside.
10. A. Sundgren - Human services is facing late crisis level services. It might be better to do education in another way to the entire community, not just those in need.

#### **5. Adopt 2025 Meeting Dates**

Motion to Approve 2025 meeting dates by R. Newton, seconded by D. Brand. All in favor.  
Motion Approved.

#### **6. General Discussion:**

D. Brand asked if Duplex regulations from other towns available. Newton said she can pull some together.

R. Newton warned members of the committee not to be political. They should provide diversity and affordable housing. Let's stay focused on the good.

#### **7. Adjournment:**

Motion to adjourn at 3:12pm by R. Martin. Motion seconded by D. Brand. All in favor. Motion approved.

Respectfully Submitted,

***Heidi Leech***

Heidi Leech, Zoning Enforcement Officer

PLEASE NOTE: These minutes are not official until approved by the Ad-Hoc Senior & Affordable Housing Alternatives Study Committee at the next Committee meeting. Please see the next Committee meeting minutes for approval or changes.