



North Stonington Affordable Housing Committee

Regular Meeting

Via Zoom

June 24, 2020

Approved Minutes

1. **Call to order:** Chairman Margaret Leonard called the Regular Meeting of the NSAHC to order at 6:07 pm.

Members present: Margaret Leonard, Brian Rathbun, Patrick Colgan, and Will Mason

Members absent: Paul Buehler

Guests: Steve Colgan, anonymous caller

2. **Additions to the Agenda:** No additions
3. **Public Comments:** There were no public comments.
4. **Approval of minutes:** The minutes of the 4/29/20 Regular Meeting were “accepted as written.”
5. **New Business**
 - a. **New application under 8-30g:** The Commission discussed the recently proposed 8-30g Subdivision Application. Planning and Zoning Official, J. Hodge was unable to attend the meeting, but provided the Committee with notes about the proposal and emailed a copy of the site plan for their review and discussion. She also provided a link to the CT Statutes regarding Affordable Housing and Set Aside Developments such as this one.

Her notes included the following information:

- The proposal is for the existing 1.5-acre parcel that abuts Kady’s Farm Stand (to the west) to be split into 6 house lots. The parcel is owned by Ron Lewis and currently has one existing house on it. The 5 new proposed homes will be 3 BR, Single family detached units on approx. .2 acres each and 2 of the 6 houses would be deed restricted per 8-30g requirements. The same company that manages the Affordability Plan for the Lake of Isles development will manage this one.
 - Each lot will be serviced by individual septic systems but will be connected to public water. They will share driveways and use the existing entrance to the lot. Lot size is similar to surrounding neighborhoods and fits in with North Stonington’s POCD goals of providing affordable housing throughout town rather than concentrated in one large development.
 - The public hearing will begin on Thursday, July 2 at 7pm via Zoom.
- b. **Assessing Your Community's Housing Needs workshop:** M. Leonard shared the invitation to an upcoming workshop - Assessing Your Community's Housing Needs which will be held on June 25. The description of the workshop is as follows:

Under a new Connecticut law (Conn. Gen. Stat. 8-30j), every municipality must prepare a plan to increase affordable housing, beginning in 2021. Join Sustainable CT, Partnership for Strong Communities, the Regional Plan Association, Fairfield County’s Center for Housing Opportunity and

municipal representatives for an informative presentation on creating affordable housing plans. Learn more about assessing your community's housing needs generally, as well as how those efforts can earn your community points through Sustainable CT's housing action 8.1. Additionally, as part of Regional Plan Association's work to provide the Connecticut Department of Housing with an affordable housing community plan and process guide, we also invite you to participate in a conversation on what guidance would be most helpful in developing these assessments and plans.

- c. **Meeting format moving forward:** The Committee members discussed the ongoing restriction on holding in-person municipal meetings per the Governor's orders. Those orders currently "expire" around Labor Day. We will likely continue to use an on-line platform in conjunction with in person meetings in the future to allow for greater participation. The town has purchased a new camera and conference phone to help with the new format. I will keep you posted if anything changes. The committee agreed it was important to remain flexible.

6. Old Business

- a. **Bylaw Revision:** A draft of proposed Bylaws were read and discussed with notes made.

A motion was made and seconded (W. Mason/ B. Rathbun) to present the bylaws as discussed to the town attorney. Discussion: have J. Hodge present to atty. Motion Passed 4-0-0

- b. **Tax abatement ordinance:** Committee members continued to discuss the Ledyard Tax Abatement program and possible incentives to offer developers to build affordable housing. B. Rathbun wrote Ledyard's town clerk, however received no response. He will reach out to Amanda Kennedy at SECCOG. Margaret stated that there are 3 goals with this ordinance: 1. Make it easier for developers to create affordable housing by not having to go in front of assessment board of appeals; 2. Make North Stonington affordable to current residents who meet all of the requirements; 3. Increase North Stonington's housing inventory.

W. Mason suggested a graduated tax abatement. B. Rathbun questioned how "affordable" rentals are managed.

- c. **Housing Rehab Grant:** Margaret Leonard read a message from J. Hodge stating "Nothing to update re: grant. It was submitted and we should know something after the start of the new fiscal year. The Committee can still discuss goals etc. but the SCCOG will help with this if we are awarded the grant. Going to the workshop mentioned above will also help focus you."

7. General Discussion/Announcements: None

- 8. **Adjourn:** A motion was made and seconded (M. Leonard / W. Mason) to adjourn the meeting at

- 9. 7:38pm. Motion Passed 4-0-0

Submitted by Margaret Leonard, Chairperson

Next regularly scheduled meeting will be held on July 29, 2020

Location/Format TBD