

Lyme Affordable Housing Commission Meeting March 3, 2020

Present: Christina Darnell, Tim Hildner, Carol House, and Steve Mattson.

In the absence of the chair, Steve Mattson served as acting chair. Mattson called the meeting to order at 5:04 pm.

Revisions to minutes from the February 3, 2020 meeting:

Hildner has talked with the town planner for the town of Trumbull, and found that they have had considerable success with the ~~new options~~ accessory apartment option.

The minutes of the February meeting were accepted as revised.

Old Business:

Review of current units: Nothing to report.

Review of current sustainable housing units and monthly land lease fee:

Mattson sent letters in early February to all designated affordable units informing them of the revised land lease fee they will owe as of April 1. Four units have lease increases and two do not. Copies of letters were sent to the associated mortgage holders.

Revised Ground Lease review and update: Nothing to report.

Sustainable housing models and review of applicable Lyme zoning regulations:

Hildner led a discussion of the duties of the Lyme Affordable Housing Commission as stated in Section 3.3 of the Lyme Code. Included are the duties:

- A. To examine and identify housing needs and opportunities in the community.
- C. To review applicable zoning regulations to determine whether such regulations restrict the development of affordable housing in the community.
- D. To identify any necessary changes to such regulations.
- G. To start an activity, development or project designed to create additional affordable housing in Lyme.

In accordance with those duties, Hildner and House have been working to identify the state statues related to designating accessory apartments as affordable rental units, and comparing those requirements with current Lyme zoning regulations. Hildner reported that most Lyme regulations are in sync with the specific state statues, and only a few have some deviation. The Commission will begin preliminary discussions with the Lyme Zoning Enforcement Officer about these matters.

New Business: Nothing to report.

Meeting adjourned at 6:03 pm.

Respectively submitted,
Carol House