

**Lyme Affordable Housing Commission Meeting  
October 4, 2021**

This commission meeting was announced as a hybrid meeting, to be conducted both in person at the Lyme Town Hall and over Zoom. Attending (in person): Tim Hildner (Chair), Carleen Gerber, Carol House, Steve Mattson, and Tina West. No one attended via Zoom. No visitors.

Hildner called the meeting to order at 6:36 pm. The minutes of the September 13 meeting were accepted as posted.

**Old Business:**

***Public Education Initiative:*** *creating a marketing plan to provide support for affordable housing.*

West presented the Commission with an updated version of the draft marketing plan reflecting discussions to date. Members did not have any further modifications to the draft plan at tonight's meeting. Hildner agreed to edit the draft with the goal of cutting its overall length.

***Affordable Housing Plan:***

Most of this meeting addressed our upcoming effort to draft an Affordable Housing Plan for Lyme.

The Lyme Affordable Housing Plan is required by the State, and it will link into the regional plan being prepared by RiverCOG. In a Zoom meeting on October 12<sup>th</sup> at 7 pm, RiverCOG will present the format and timeline for completion of that plan, review preliminary regional data analysis, and engage in interactive exercises. Commission members are encouraged to attend this RiverCOG presentation. The meeting description is on the Town's web calendar, which includes a link to register to attend the meeting. Unfortunately, it overlaps with the October meeting of Lyme's Planning and Zoning Commission, so Hildner will learn how to access a recording of the meeting for those who could not make the original meeting.

Hildner led a discussion of our "vision" for affordable housing in Lyme. He showed photos of several different affordable/senior housing facilities in our region. Members of the Commission agreed that adding interesting architectural details and landscaping can change a "building" into an inviting place to live. We can change the visual impact of a property and be environmentally responsible. Fairy Crossing in Old Saybrook, which contains affordable quadraplexes, was an example of a lovely and functional grouping. Hildner also provided a sampling of land currently available for sale in Lyme. The purpose was to begin to understand costs and potential locations of property.

A part of the Lyme Affordable Housing plan will be a *Statement of Community Values* as they relate to housing. The Commission brainstormed on phrases that reflected those values, and Hildner will work with several members to draft such a statement.

Hildner also reported that he had been in discussions with the Zoning Enforcement Officer, Ross Byrne, to understand the PA 21-29 legislation and how it might impact our Affordable Housing Plan.

**New Business:** No new business.

Hildner adjourned the meeting at 8:05 pm.

Next meeting: Monday November 1 at 6:30 pm. This will be a hybrid meeting with in-person and zoom available.

Respectively submitted,  
Carol House