

Lyme Affordable Housing Commission Meeting
November 1, 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): Carleen Gerber, Carol House, Phyllis Ross, and Jim Miller. Isabelle Roberge attended via Zoom.
Visitor: Bob Cope

Gerber, in the absence of Hildner, called the meeting to order at 6:30 pm. The minutes of the October 4 meeting were accepted as posted.

Old Business:

Public Education Initiative: *creating a marketing plan to provide support for affordable housing.* Members discussed the latest draft of the marketing plan. Members all stated that they were very happy the current draft of this marketing plan. Three areas warrant further discussion and resolution at our December meeting: 1) a revision to a sentence in the 2nd to last paragraph of page 2, that begins with “For some residents, the benefits ...;” 2) a new name rather than “marketing plan;” and 3) editorial shrinkage to fit the document on 2 pages.

Affordable Housing Plan:

Members continued discussion of our approach to developing the Lyme Affordable Housing Plan that is required by the State by June 1, 2022 (AHP). The AHP will be based on community input (e.g. survey results and public meetings) and link into the regional plan being developed by RiverCOG. We have been led to understand that Lyme’s AHP must reflect its current Plan of Conservation and Development (POCD), which was published in 2015. Reconciling today’s community input for the AHP with the framework established by the 2015 POCD may present some challenges. Further, a new POCD will be issued in 2025 and we anticipate that it will reflect the growing interest in providing affordable housing. The timing of the Affordable Housing Plan’s due date falling before the next POCD further complicates the Commission’s task. All agreed that we want to continue to have and protect housing options, agriculture, and open space.

Ross suggested a new concept – a floating conservation zone – that could allow the placement of affordable dwellings within a larger parcel of land closer together, without changing the housing density, but avoiding areas of ledge, wetlands, etc. This approach would be less expensive for the town and maintain valuable open space on the parcel. We will discuss this concept in greater detail at the December meeting.

A part of the Lyme Affordable Housing plan will be a *Statement of Community Values* as they relate to housing. The Commission reviewed a revised draft of this statement, and plan to vote on the final statement at the December meeting.

New Business: No new business.

Gerber adjourned the meeting at 8:02 pm.

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

Respectively submitted,
Carol House