

Lyme Affordable Housing Commission Minutes of November 3, 2022

Members in attendance: Carol House, Carlene Gerber, Tina West, Allyson Cotton, Phyllis Ross
Guests: Carol Rourke and Michael Newburg

The meeting was called to order at 6:09 PM.

The minutes of October 6, 2022 were approved.

Allyson Cotton was welcomed as a newly appointed member of the Commission.

Carol House, Chair Pro Tem, introduced two guests, Carol Rourke and Michael Newburg, who had attended the Lyme Volunteer Fair on October 23 and spent time at the Affordable Housing Commission (AHC) table. The guests discussed their interest in affordable housing and asked about the work of the AHC. Discussion ensued about what AHC needs to do for implementation of Lyme's Affordable Housing Plan as presented to the State of Connecticut in June 2022.

Carlene Gerber, who has been looking for suitable properties that could be used for affordable housing, reported on her findings. There is a property of about 32 acres that might be available in the near future. First Selectman David Lahm and Zoning Enforcement Official Ross Byrne have walked the property to evaluate its possibilities.

An additional parcel was briefly mentioned as another possibility for affordable housing. Gerber explained that there are other tracts in Lyme that might be considered but are restricted by easements. AHC will continue to look for suitable properties that could be purchased by the Town for multiple affordable residences. Gerber, working with Phyllis Ross and Allyson Cotton, will develop a list of potential properties about which we will keep ourselves informed in the future.

Phyllis Ross, discussed what a "Floating Zone" is and offered a first draft of a plan that AHC could propose to the Planning and Zoning Commission (P&Z). A Floating Zone is a land-use tool that could be adopted to provide for the building of affordable housing units. AHC members discussed the plan and offered suggestions. Ross and House, also members of P&Z, will present the plan at the commission's up-coming meeting on November 14 and seek approval from P&Z to draft a Floating Zone proposal. A discussion ensued on what types of housing units could be used that would be affordable and attractive.

Other means of affordable housing creation were discussed, such as accessory units and naturally occurring affordable housing, referred to as NOAH. Other ideas to keep construction

costs low were using attached units, modular construction and 3D printer homes. The Commission also discussed making affordable homes energy efficient.

A question was raised about whether Lyme could get our State officials, Representative Devin Carney and Senator Norm Needleman, to help Lyme get State assistance if new road construction becomes necessary.

The meeting was adjourned at 7:45 PM.

Respectfully submitted by Phyllis Ross.