



# Lower Connecticut River Valley Council of Governments

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## Lower Connecticut River Valley Council of Governments and Lower Connecticut River Valley Metropolitan Planning Organization

### MINUTES OF REGIONAL HOUSING COMMITTEE MEETING

Tuesday, June 27, 2023 – 2:00 PM

**Members & Alternates Present:** Pat Bandzes (Chester), Abby Piersall (Clinton), Stuart Popper (Cromwell), Daniel Smith (Deep River), Jim Ventres (East Haddam), Jeremy DeCarli (East Hampton), David Rosengren (Essex), Bill Warner (Haddam), Richard Pleines (Killingworth), David Lahm (Lyme), Michael Fogliano (Old Lyme)

**Others Present:** Tony Bolduc (Deep River), John Guskowski (various towns)

**RiverCOG Staff Present:** Megan Jouflas, Sam Gold, Eliza LoPresti, Susie Beckman, Brendan Geraghty, Kevin Armstrong

#### Call To Order

The meeting was called to order by Ms. Jouflas at 2:00 p.m. The meeting was held in person and via Zoom video conference.

#### Approval of Minutes of May 16, 2023 Meeting

*Ms. Bandzes moved to approve the minutes of the May 16, 2023 meeting; second by Mr. Lahm. Vote was unanimous in favor. Discussion: Old Lyme has a housing commission, not a committee.*

#### Approval of 2023 Meeting Dates

The meeting dates were agreed upon by all.

#### Election of Officers

This agenda item will be carried over to the next meeting.

#### Staggering of Terms

*Ms. Bandzes moved to give three-year terms to the following appointees: Pat Bandzes (Chester), Daniel Smith (Deep River), Roy Gauthier (East Hampton), David Rosengren (Essex), Richard Pleines (Killingworth), Michael Fogliano (Old Lyme). Second by Mr. Smith. Vote was unanimous in favor.*

#### Website

Mr. Armstrong revealed an early version of what the website could look like. There is a new requirement for municipalities to provide permit data to the state. Ms. Bandzes and Mr. Guskowski volunteered to be on the website subcommittee.

#### Updated Home Prices

**RiverCOG**

Mr. Armstrong created a web page with home price information for each town. With the data in the data dashboard, RiverCOG may be able to take care of that task for the towns if needed.

**ADUs – Jim Ventres, East Haddam & Jim Irish, Middlefield**

Mr. Ventres discussed the process of allowing ADUs in East Haddam, which included slowly reducing the square footage and acreage requirements over the years. Citizens in his town were worried about people using them as Air B&Bs, especially as they have two lakes in town. E. Haddam had a practice of already approving the special use permits, so they were able to easily accept ADUs as of right. The owner needs to live in one of the units on the property and they sign an affidavit that they will not be used as Air B&B. There was discussion on the possibility of getting ADUs counted as affordable housing. Though owners do not want to deal with the deed restriction that entails.

Mr. Irish was unable to attend the meeting. Mr. Warner discussed Haddam and also Middlefield as he is a member of that town's P&Z.

In Haddam, ADUs are allowed by special permit. They are now mirroring what the state wants, but every single-family zone allows one and two family houses as of right.

Middlefield did opt out of ADUs as of a right due to concerns about the lake, but they did end up pretty much complying with the state regs. Mr. Warner proposed to allow two family houses in single family zones on 2+ acres, but it did not pass.

**Updates From Members**

Ms. Bandzes discussed an anticipated application for 40 affordable units on the St. Joseph's property in Chester.

Lyme is in the process of planning for possible cluster housing for elderly or mixed age residents.

**Topics For Next Meeting**

Ms. Jouflas suggested discussing approaches to 8-30 g applications.

HB 6633 was brought up as towns may be looking for an explanation on this requirement that OPM and DPH come up with fair share numbers for towns.

Respectfully submitted,  
Eliza LoPresti