



# 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, December 19, 2023 – 2:00 PM

**Members & Alternates Present:** Pat Bandzes (Chester), Bonnie Bennet (Chester), Daniel Smith (Deep River), David Rosengren (Essex), Carey Duques (Essex), David Lahm (Lyme), Marek Kozikowski (Middletown), Michael Fogliano (Old Lyme), Carl Fortuna (Old Saybrook), Dan Bourret (Portland)

**Others Present:** Eric Salmon (Westbrook), Carol Doak-Jones (Deep River)

**RiverCOG Staff Present:** Megan Jouflas, Eliza LoPresti, Susie Beckman, Kevin Armstrong, Marcos Gonzalez, Janice Ehle-Meyer

#### 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 November 28, 2023 Meeting

*Mr. Fortuna moved to approve the minutes of the November 28, 2023 meeting; second by Ms. Duques. Vote was unanimous in favor with Mr. Fogliano abstaining.*

#### Priorities for 2024

Toolkit: take it to the next level by including resources to assemble regulations, sample regulations, case studies, articles & other information, background information and rules for application, demographics.

Specific resources: Public education & engagement approaches/information, including 1-pagers for digestible public information, definitions of things like AMI, deed restrictions (what is it, how to go about it, what does it mean); grant writing.

Sharing of Information: Disseminating and keeping tabs on relevant legislation, sharing grant opportunities

Speaker Series: Other COGs, counterparts from other regional housing committees, Beth Sabilia from the Community Foundation of Eastern CT, APA representative, national housing gurus, people from other states that take a regional approach to housing, Meg Paroulis or other from Electric Boat, someone on waste (solid & sewer/septic), someone to speak to intersection of housing/economic development/segregation, someone to talk about fair share.

**RiverCOG**

Other: RHC does road show or workshop for town P&Zs, we invite state (DOH & EDC possibly) to discuss work we have done, integrate topics around segregation into conversations on affordable housing.

**Updates From Members**

Lyme is planning to change zoning text to allow special use permits on 4 or less units per building or 3 units per acre or less if the project is 100% affordable.

In Chester, a group of neighbors is appealing the P&Z decision on the affordable housing project.

In Essex the P&Z is looking at a text amendment for a node overlay to allow for a higher density of housing, which would hopefully be applied to the Centerbrook and Ivoryton sections in the future.

**Adjournment**

*Ms. Bandzes moved to adjourn the meeting at 3:08 PM; second by Mr. Lahm. Vote was unanimous in favor.*

Respectfully submitted,  
Eliza LoPresti