

# EASTLYME PLANNING COMMISSION SPECIAL MEETING

Special Meeting, November 29, 2022. 7:00 PM

CHAIRMAN: Michelle Williams  
VICE CHAIRMAN: Kirk Scott  
SECRETARY: Rich Gordon

PLANNING DIRECTOR: Gary Goeschel II  
RECORDING SECRETARY: Sue Spang

## CALL TO ORDER 7:00

### I. ROLL CALL

**Present:** Michelle Williams, Nichole Davison, Jason Deeble, Richard Gordon, Thomas Fitting, Brian Bohmbach, Alt., Timothy LaDucer, Alt., Olivia Fairchild, Alt.

**Absent:** Kirk Scott,

**Also, Present:** G. Goeschel, Planner, W. Webber, BOS liaison.

O. Fairchild was seated for K. Scott

### II. CALL FOR ADDITIONS TO THE AGENDA-none

### III. CALL FOR PUBLIC DELEGATIONS-none

### IV. REPORTS

#### A. Communications-none

**B. Zoning Representative-** discussed 7:00 PM meeting time, Zoning official expects things to get busier

**C. Ex-Officio-**W. Webber reported:

- BOS heard a presentation from SCORE
- Decision on the Dominion Building has been postponed
- Executive sessions on properties
- Released Darrow Pond to East Lyme Parks and Rec. for a study

#### D. Planning Director-none

#### E. Subcommittees

- **Plan of Conservation and Development**-no report

#### E. Chairman-no report

### VIII. APPROVAL OF THE MINUTES

#### A. Minutes of Regular Meeting of August 9, 2022

**MOTION:** (Gordon/Davison) to approve the minutes of August 2022, as presented.

**Vote:** APPROVED unanimously

### IX. PUBLIC HEARINGS:

#### East Lyme Affordable Housing Plan December 2022

Donald Poland, PhD, AICP, presented the draft Affordable Housing Plan.

He explained §8-30j which states municipalities must create or update an Affordable Housing Plan every 5 years.

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2022 DEC - 6 A 8:49  
COUNCIL CLERK

D. Poland said a substantial change was made in Public Act 21-29 which states, “Zoning must affirmatively forward fair housing.” He said incorporating that language means municipalities must be more proactive in their actions.

He gave a history of state statutes that address Affordable Housing dating back to the early 1990’s.

For land use, the definition of Affordable Housing most often used is defined in 8-30g and is set by HUD. Housing is unaffordable if a household spends more than 30% of their income on housing which includes collective expenses such as rent, mortgage, utilities, taxes, etc.

In 2022, 6.15% of East Lyme’s households were considered affordable. East Lyme is an aging community. In 1970, 40.3% had homes with couples and children, in 2012 that percentage was 19.6. Lack of affordable housing affects single women with children.

Zoning and land use regulations have typically favored environmental concerns over social or economic issues. He said it was a myth that multifamily/affordable housing effects property value. The greatest need in affordable housing is the rental market and especially for people making less than \$50,000 per year. D. Poland said that at the lower end of the income brackets, affordable housing will not be solved by zoning or land use regulations alone.

D. Poland said the existing plan is good, but some modest tweaks will go a long way to make affordable housing more available, such as:

- Using character in decision making is no longer allowed under recent statutes, physical character can be considered and must be explicitly laid out in the regulations.
- Accessory apartments
- Multifamily housing
- Conservation design development
- Lot size regulations when going from single family to multifamily
- Parking space reductions.

He also suggested incentive programs:

- Affordable housing overlay zones
- Efficient permitting
- Reduction in permitting fees
- Property tax abatement
- Housing trust fund

#### **Public Comment**

Nick Menapace, 38 Hope St. like the presentation and was concerned about the affordability gap. He asked about the 1300 unoccupied homes and if they were mostly seasonal homes. (D. Poland stated they were)

**MOTION: (Davison/Fitting) to close the Public Hearing. Vote: APPROVED unanimously. (7:55)**

**VII. SUBDIVISIONS/RE-SUBDIVISIONS-none**

**VIII. ZONING REFERRALS [Connecticut General Statue (CGS) 8-3a]-none**

**IX. MUNICIPAL REFERRALS [Connecticut General Statues (CGS)8-24]:**

- A. Request of the Town of East Lyme Board of Selectmen for an 8-24 municipal review of the acquisition of the Riverhead Cemetery: property located at Boston Post Road, East Lyme Assessors Map 36.0, Lot 57, approximately 1.01 acres.**

Town Attorney, Ed O'Connell described the property location and history. He stated that when a town proposed to acquire a property, they need an 8-24 referral from the Planning Commission.

**MOTION: (Gordon/Davison) The Planning Commission of the Town of East Lyme, exercising the authority of the planning Commission pursuant to § 8-24 of the General Statutes, having reviewed the proposal for the acquisition of land in the Town of East Lyme, referenced above, finds the aforesaid proposal favorable. Vote: APPROVED unanimously.**

**X. OLD BUSINESS**

- A. Review of Subdivision Regulations-no report**

- B. Affordable Housing Plan Update**

The members thought the Plan needed minor fixes/typos before voting on its adoption. Members of the Affordable Housing Plan subcommittee said that they had decided to take out some of the incentives mentioned in the draft. Also, it was recommended to take out the heading from each page.

- C. Plan of Conservation and Development-no report**

**X. NEW BUSINESS**

- A. 2023 East Lyme Planning Commission Proposed Meeting Calendar**

**MOTION: (Williams/Fairchild) to approve the 2023 meeting dates as presented. Vote: APPROVED unanimously**

G. Goeschel informed the Commission the Town received a grant for a structural study of the Samuel Grant House, the roof has been replaced.

**XI. ADJOURNMENT:**

**MOTION: (Deeble/Fairchild) to adjourn at 8:29. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

**2023 meeting dates: January 17, February 14, March 14, April 11, May 9, June 13, July 11, August 8, September 12, October 10, November 21, December 12.**