



**New Fairfield Housing Opportunities Committee  
MINUTES  
Tuesday, August 2, 2022  
7:30 PM  
Virtual meeting via Zoom**



**Members present:**

Kathleen DiTullio, Vice Chairwoman  
Roberta Anderson  
Rich Kalinka  
Jim Mandella  
Liz Yoho

**Absent:**

Anita Brown, Chairwoman  
Kathy Hull

**Ex Officio members present:**

Selectman Khris Hall  
Tomas Kavaliauskas  
Cory Neumann

The meeting was called to order at 7:34 pm by Ms. DiTullio followed by the Pledge of Allegiance.

**Correspondence and Announcements**

No correspondence nor announcements.

**Approval of Minutes from July meeting**

*Mr. Kalinka moved to approve the minutes of July 5th, 2022, seconded by Mr. Mandella and passed unanimously.*

*Aye: DiTullio, Kalinka, Mandella, Yoho, Anderson*

**New Business**

**Determining Need for Housing: Discussion regarding ideas for assessing demographics: WestCOG, other sources**

Ms. DiTullio said Anita Brown suggested WestCOG would be a good resource for local demographics as well as the Census. Ms. Hall said that would be a good place to start as they have people who are focused on the issue of housing. She suggested someone from WestCOG should be invited to the next meeting.

Ms. DiTullio said a survey could also be done and Ms. Hall said WestCOG may have the resources to conduct one.

**Exploring ways to identify how/what current housing stock meets needs and/or ways to increase affordability: ADU's**

Ms. DiTullio said she had picked up a regional plan on ADUs entitled Won't You Be My Neighbor? The plan talks about what ADUs are, different designs, etc.

Mr. Mandella said he had met with Evan White from Zoning who had done a training on using mapping overlays to show developed and undeveloped properties. Mr. White said the Town does not know what ADUs already exist which might have been put in illegally.

Ms. Hall said she has attended some Zoning meetings of late and there have been ADUs on the agenda. She suggested the HOC might want to follow Michael Santoro's idea of pushing to get the existing ones legalized.

Ms. DiTullio said it is a hassle to get them approved to try to sell a house. Mr. Newmann said the Zoning laws are restrictive around ADUs. Ms. DiTullio said one of the goals of this committee should be to keep fire, police and teachers in affordable housing opportunities.

Ms. Hall asked if Zoning would be rewriting the ADU regulations when they look at their overall regs and Mr. Kavilauskas said suggestions would be coming from the company hired to consult with the Town. Ms. DiTullio asked if the Planning Commission would be addressing this in the POCD. Mr. Newmann said they had not discussed it yet and he did not think they would discuss ADUs. Ms. DiTullio asked if there would be workshops on the POCD and Mr. Newmann said there would be.

**Old Business**

**Reports from Working Subcommittees**

**i. Communication: Details on first steps necessary prior to public communication**

Ms. Yoho said there is now a housing page on the Town website with action items and a listing of committee members. Kathy Hull is working on a list of myths versus facts for review. There is also a new gmail account - [housing@newfairfield.org](mailto:housing@newfairfield.org). There is also a letter to the editor in the Town Tribune with some discussion about affordable housing.

**ii. Findings on ADU's**

Discussed prior in the meeting.

**iii. Photo possibilities: ways to identify**

Mr. Kalinkas said as he travels around he takes pictures of Town sponsored or Housing Authority sponsored units including single family housing developments. Ms. DiTullio asked if he could also take pictures of developments the Town might not want.

#### **iv. Liaisons: Zoning and Planning**

Mr. Newmann apologized for not being at the first couple of meetings but he should be at future meetings.

#### **Board Comments**

Ms. Yoho asked what the obstacles were when trying to sell a house with an ADU. Mr. Newmann said the last deal he had was a raised ranch with the lower level having been transformed into an ADU with a full kitchen and bathroom. The hurdle was a proper egress and available parking.

Ms. DiTullio said she has also run into the pervious versus impervious surface issue. Ms. Hall said that will be sacred to some people when Zoning discusses it in relation to the revised regulations.

Mr. Mandella suggested a potential survey question should be to ask directly about who wants to rent a one or two bedroom apartment.

Ms. Hall said this is a good time for the committee to start thinking about resources to ask for in the next budget as the budget cycle starts in January. She said the Committee should think about surveys, consultants, etc. Ms. DiTullio said she would add this to future agendas so they could begin to create a request.

#### **Public Comments**

There were none.

#### **Adjournment**

*Mr. Mandella moved to adjourn the meeting at 8:05 pm, seconded by Mr. Kalinka and passed unanimously.  
Aye: DiTullio, Kalinka, Mandella, Yoho, Anderson*

Minutes recorded by:



Recording Secretary

Received by email on 08/04/2022 @ 12:19 p.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield