



New Fairfield Housing Opportunities Committee
MINUTES
Tuesday, December 6, 2022
7:30 PM



Members present:

Anita Brown, Chairwoman
Kathleen DiTullio, Vice Chairwoman
Roberta Anderson (arrived at 7:45 pm)
Liz Yoho
Kathy Hull
Rich Kalinka

Absent:

Jim Mandella

Ex Officio members present:

Selectman Khris Hall (arrived at 7:40 pm)
Tomas Kavaliauskas
Cory Newmann

Others present:

Pat DeMonaco, First Selectwoman (arrived at 8:00 pm)

The meeting was called to order at 7:31 pm by Ms. Brown followed by the Pledge of Allegiance.

Correspondence and Announcements

No correspondence nor announcements.

Approval of Minutes from November meeting

Ms. DiTullio moved to approve the November 1st meeting minutes, seconded by Ms. Hull and passed unanimously.

New Business

Status of Proposal Request

Ms. Brown said last month she attended the Board of Selectmen meeting and explained the purpose of hiring the consultant for the Committee. The Selectmen agreed with the request and the next step is a vote of the Board to send to the Board of Finance. The next Board of Selectmen meeting is this Thursday, December 8th at 7:30 pm.

Ms. Brown said there is a Town Meeting prior to the Selectmen meeting to discuss public act 21-29 which is an act to encourage ADUs in towns.

Ms. Hall arrived at 7:40 pm.

Ms. Hall said the Towns can opt out to address the ADUs on their own as this act allows ADUs as a matter of right. New Fairfield's regulations give the Zoning Commission the ability to vote to allow or deny the ADU. However, the regulations require the applicant to come back after two years for reapproval before the Commission. Ms. Hall felt the Zoning Enforcement Officer should be able to make an administrative approval at that time.

Ms. Hall said there are three provisions to public act 21-29 - ADUs; parking to include a set number of spaces calculated for each zoning use; and the right to establish an emergency medical facility. New Fairfield will vote to opt out of provisions one and two.

Ms. Anderson arrived at 7:45 pm.

Ms. Brown asked when the Board of Finance will discuss the surplus and Ms. Hall said the meeting would be December 21st and she encouraged strong representation from this committee.

Letter (draft) to Planning Commission

Ms. Brown asked if anyone had any comments about the draft letter to Planning. Ms. Hill said it was well put together and Ms. DiTullio said she liked the request for input on the survey questions that will be going out.

Approve Meeting Calendar for 2023

Ms. Brown said the meetings are the first Tuesday of each month except for July as the first Tuesday is a holiday so the meeting date will be July 11th.

Ms. Brown moved to approve the 2023 meeting dates, seconded by Mr. Kalinka and passed unanimously.

Old Business

2023-24 Budget: Timeline and Requests

Ms. Brown said the amount requested by the recording secretary would be about \$2,500. Ms. Hall said she would call the Finance Director to have a budget packet sent to Ms. Brown for submittal.

Ms. Brown said another line item would be a continuation of the consultant if needed.

Ms. DelMonaco arrived at 8 pm.

Ms. Hall explained the budget process which includes a workshop with the Board of Selectmen where the request is scrutinized so the Committee is going to need a good grasp of what they are requesting money for.

Ms. Hull suggested a subcommittee should be formed to assist in the budget preparation.

Ms. Brown said she would reach out to the consultant to discuss how she usually proceeded with the other communities she worked with.

Ms. DiTullio suggested the subcommittee be comprised of Ms. Hull and Mr. Kalinka because of their knowledge of the budget process. They both agreed to serve.

Reports from Working Subcommittees

i. Communication

Nothing to report at this meeting.

ii. ADU's

Nothing to report at this meeting.

iii.. Liaisons: Zoning and Planning

Mr. Newmann said the letter to Planning was well written and he will assure it gets discussed at an upcoming meeting.

Board Comments

There were no comments.

Public Comments

There were none.

Adjournment

Ms. DiTullio moved to adjourn the meeting at 8:13 pm, seconded by Mr. Kalinka and passed unanimously.

Minutes recorded by:



Recording Secretary

Received by email on 12/08/2022 @ 8:30 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield