

Town of New Fairfield  
4 Brush Hill Road  
New Fairfield, Connecticut

HOUSING OPPORTUNITIES COMMITTEE  
SPECIAL MEETING/ INFORMATION FORUM MINUTES  
MONDAY, NOVEMBER 20, 2023

Members Present: Anita Brown, Chairwoman  
Kathy Hull  
Liz Yoho

Absent: Roberta Anderson  
Kathleen DiTullio, Vice Chairwoman  
Rich Kalinka  
Jim Mandella

Ex-Officio absent: Past Selectwoman Khris Hall  
Cory Neumann, Planning  
Tomas Kavahauskas, Zoning

Also Present: Jocelyn Ayer, Consultant  
Ernie Lehman, Planning Commission  
Gary Reetz, Planning Commission-Elect

The meeting was called to order at 12 P.M. by Chairwoman Brown. The pledge of allegiance immediately followed.

The purpose of the meeting was to share and discuss the New Fairfield DRAFT Housing Affordability Plan. It was held as a meeting in the event that a quorum was present. The meeting/forum proceeded; a quorum was not present.

Chairwoman Brown welcomed attendees. She framed the presentation stating that in 2017 the Connecticut Legislature passed a law (8-30j) requiring all 169 towns to have a Housing Affordability Plan by July, 2022. In response the NF Board of Selectmen approved moving forward in 2021 and a committee was formed in May, 2022. This Housing Opportunities Committee began educating themselves by inviting knowledgeable guests, surveying NF residents and accessing current housing data. The HOC held two community forums in May and met with Planning, Zoning and the Board of Selectmen to share the results of the survey and current housing data.

Survey results and housing data informed the development of the Draft Housing Affordability Plan which began the 35 day review period on Monday, November 13, 2023.

Chairwoman Brown introduced Consultant Jocelyn Ayer, Director of the Litchfield County Housing Collective who has guided 17 other area towns in their Housing Affordability plans.

Jocelyn reviewed the draft plan, the Draft Executive Summary and Implementation Table. Copies of the latter two were made available to everyone. She began her presentation showing examples of affordable housing in area towns.

Questions were sprinkled throughout her presentation relating to definition and standards of *affordability, accessory dwelling units, current zoning regulations/rewriting, and updating of the Plan of Conservation and Development.*

The next Information Forum will be held virtually on December 5 at 7:30 P.M. Interested parties can RSVP at [housing@newfairfieldct.gov](mailto:housing@newfairfieldct.gov) and access the zoom link at [zoom.us/j/95269747662](https://zoom.us/j/95269747662).

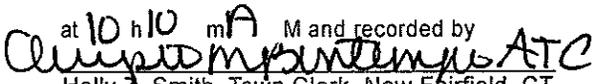
Attendees signed up for updates and volunteering. They were also encouraged to access the HOC town website to provide feedback on the draft plan: [housing@newfairfieldct.gov](mailto:housing@newfairfieldct.gov).

Chairwoman Brown requested a motion to adjourn. Rev. Yoho moved. Ms. Brown seconded. All approved. The meeting ended at 1 P. M.

Minutes recorded by:

  
Anita Brown  
Housing Opportunities Committee Chair

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at 10 h 10 m A M and recorded by  
  
Holly Z. Smith, Town Clerk, New Fairfield, CT