

**Town of New Fairfield
Board of Selectmen
4 Brush Hill Road
New Fairfield, CT 06812**

**MINUTES
Board of Selectmen Special Meeting
Thursday, April 4, 2024
5:00 PM
Town Hall Conference Room**

<u>Board of Selectmen members</u>	<u>Other Town officials present</u>
Melissa Lindsey, First Selectman Pat Del Monaco, Selectman Tom Perkins, Selectman	Jocelyn Ayer, Consultant Anita Brown, Housing Opportunities Chairman Kathleen DiTullio, Housing Opportunities member Kathy Hull, Housing Opportunities member John Moran, Zoning Commission Chairman Kevin Van Vlack, Zoning Commission Vice Chairman Tomas Kavaliauskas, Zoning Commission member Cynthia Ross-Zweig, Planning Commission Chairman

Call To Order First Selectman Melissa Lindsey called the meeting to order at 5:00 pm.

Discussion of Housing Affordability Plan

Housing Opportunities Consultant Jocelyn Ayers spoke of the plan for affordable housing in New Fairfield. She spoke of the work she has been doing with the Housing Opportunities Committee and the description of what qualifies as “affordable”. She spoke of the “Missing Middle” and the demographics of residents that would benefit from affordable housing. She spoke of the Municipal Housing Fund and down payment assistance programs.

The Goals and Strategies of the Housing Affordability Plan include:

- Supporting the New Fairfield Housing Trust.
- Support affordable first-time home buyer options.
- Allow for the development of smaller homes that could be options for downsizing.
- Increase awareness about the housing opportunity accessory apartments.
- Raise awareness about housing needs and solutions.
- Make sure strategies are implemented.

Planning Commission Chairman Cynthia Ross-Zweig spoke of the housing plan and possible overlap with the roles and responsibilities of the Planning Commission and the Zoning Commission.

There was a discussion of possible incentives to get residents to donate land and the challenges of finding inventory in New Fairfield. Zoning Commission Chairman Kevin Van Vlack spoke of finding a place for the affordable housing but also the need to protect current homeowners that may not want co-mingling.

It was noted that the goal of the plan is to create opportunities for current residents to stay in New Fairfield while welcoming new residents. The need to stay in compliance with State statutes was discussed.

There was a discussion of involving more residents to join in the process and the desire to be as transparent as possible. It was decided to have more Public Hearings about Housing Opportunities in the future.

Adjournment

Tom Perkins made a motion to adjourn the meeting at 6:05 pm. Melissa Lindsey seconded the motion. **Vote: 3-0-0 (Motion approved)**

Respectfully submitted,
Suzanne Kloos

Received by email on 04/08/2024 @ 9:18 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield