



Town of New Fairfield
4 Brush Hill Road
New Fairfield, Connecticut
HOUSING OPPORTUNITIES COMMITTEE
MEETING MINUTES
Tuesday, September 3, 2024



Present: Anita Brown, Chair
Kathy Hull
Roberta Anderson (arrived 7:50 pm)

Also Present: Tom Kavilauskus, Zoning
Jocelyn Ayer, Consultant

There being no quorum ms. Brown opened the meeting at 7:34 pm followed by the Pledge of Allegiance.

Correspondence and Announcements

There was none.

Approval of Minutes from August meeting

Tabled to next meeting due to lack of quorum.

New Business

Finalize Housing Affordability Plan

Ms. Brown noted the Housing Affordability Plan was adopted unanimously by the Board of Selectman on August 8, 2024. A few edits were made including taking draft off the calendar and some updates to the maps. Ms. Ayer said two zoning maps were updated to the 2024 map from the Towns Plan of Conservation of Development. She also included one of the maps in a full page version at the end of the plan for better viewing.

Ms. Brown said this plan will have to be posted with the Office of Policy and Management and posted on the Town website.

Ms. Hull congratulated the Committee noting this would never have gotten done this fast without the help of Ms, Ayer.

Ms. Ayer said the meetings with the Board of Selectmen, Zoning and Planning were actually good for the Committee as it brought more attention to the plan. Ms. Brown said the POCD suggests that the HOC become a more permanent committee to achieve the goals in the plan. Ms. Brown said she will send the final plan to the Planning and Zoning consultants for posting in the POCD and to help with the Zoning regulation rewrites.

Ms. Brown said the next step is to keep it in front of the Committee to consider how best to begin implementation. She said the members can take a victory lap now and look at the plan in October.

Review of HOC Fact Sheet

Ms. Brown said she sent the fact sheet out to the members that afternoon. Ms. Ayer suggested also having the strategic plan table for people to view at New Fairfield Days. Ms. Brown said that table didn't have the edits made from the adopted plan. Ms. Ayer said she could quickly update the executive summary and the strategic plan table.

Ms. Anderson arrived at 7:50 pm.

Ms. Hull suggested adding a QR code so people can just scan and download the plan versus walking away with paperwork. Ms. Ayer said it would need to be posted to the town's website.

Ms. Brown said she has met with the president of the Housing Trust about pulling together a fact sheet for them. Ms. Ayer said the generic version of What is a Housing Trust is good for telling people about a housing trust but it would be better to have a New Fairfield Housing Trust fact sheet. Ms. Brown said at this point the New Fairfield Housing Trust is not meeting regularly and is not really active. She said the HOC cannot rest on its laurels and will have to get creative with the housing trust as well as how to implement the HAP.

Final Planning for New Fairfield Day HOC Booth, Sept. 7

Ms. Brown said for this weekend she would like a few handouts and would have pictures of affordable housing units. She said she will have a sign up sheet for people to sign up for information to stay in the loop about the HAP.

Old Business

Updates

Ms. Brown said the POCD is on the Town's website and said it looked very impressive and is very clear. She said it references the HOC and references the average age of New Fairfield residents which has changed from the 20s to 46 over the years. She said she will be attending the September 9th informational meeting at the fire house.

Ms. Brown said the Zoning Commission will have a meeting on September 18th at the library to further discuss their regulation rewrites. Mr. Kavilauskas said the commission continues to work with the consultant on trying to make changes to update the regulations and make them more user friendly.

Adjournment

The meeting closed at 8:17 pm.

Minutes recorded by:

Stephanie R. Barksdale

Recording Secretary

Received by email on 09/05/2024 @ 1:39 p.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield