A meeting of the Ad Hoc Affordable Housing Plan Advisory Committee was conducted Friday, January 07, at 8:30 a.m., remotely, using Zoom Video conferencing. The public was invited to participate remotely by joining the meeting through a Zoom webinar link. Log-in details were posted to the Town of Madison website (https://www.madisonct.org/), prior to the meeting.

MEMBERS PRESENT:
Sarah Mervine, Andrea Aron, Mathew Keller, Peter Roos, Wendy O’Berg

OTHERS PRESENT:
Heather Noblin, Erin Mannix, John Guszkowski, Al Goldberg, Rachael Burstein, Erin Duques

NOT PRESENT: Cristal Depietro, Chad Greenlee,

1) Call Meeting to Order
   a) The meeting of the Ad Hoc Affordable Housing Plan Advisory Committee was called to order at approximately 8:30 a.m. by Sarah Mervine.

2) Approval of minutes
   a) Approved minutes from 12/17/2021
   b) Approved minutes from 01/07/2021

3) Confirmed David Fink presentation has been uploaded

4) Erin Mannix presentation on zoning regulations
   a) What existing policies in town facilitate or hinder affordable housing in Madison
   b) Two documents to be familiar with regarding growth in Madison
      i) Plan of Conservation and Development
      ii) Residential Regulations
      (1) Policies/Goals
      (2) Significance
      (3) Observation
      ii) Plan of Conservation and Development suggests no major changes anticipated or recommended in residential development
      iii) Multi-family or higher density residential is discourage outside of Madison community center
      iv) Strive to diversify Madison’s housing portfolio
      (1) Development is based on soil suitability and septic systems
v) Address the housing needs of older residents
vi) Address the need for housing which is more affordable
vii) Address the need for housing which coincides with accessibility codes
viii) Establish a housing diversity task force
ix) Section 26 of zoning regulations - affordable housing regulations
   (1) Minimum lot standards
   (2) Lengthy application process
      (a) 830g applications are an easier process for developers to pursue
x) Consider other programs and regulations changes that help to address zoning and housing needs
xi) Establish if an incentive housing regulation would be appropriate for Madison

d) Residential Regulations
   i) Increased density allows for more units on a given piece of property
   ii) Minimum lot size for different residential zones
   iii) Allowing higher densities where soil supports it will decrease housing costs
   iv) Cluster developments can address the needs for smaller more diverse housing
   v) Accessory Dwelling Units (ADU’s) allows an additional dwelling unit on any residential zoned lot (400-800sf)
      (1) Madison could increase affordable housing by allowing a tax deduction for those willing to build an ADU
   vi) Mixed use
      (1) Allows accessory dwellings in commercial use
   vii) Multi-Family
      (1) Is currently allowed in the Madison downtown district by special exception with design review and public hearings
      (2) Also allowable at transition zones

5) Ad Hoc Second Survey
   a) Final survey to be submitted to John for posting 01/28
   b) Survey to be distributed through the same communication channels

6) Follow up to SCROG meeting
   a) Sarah to coordinate schedule for meeting times amongst committee
   b) Heather to distribute to poll regarding time slots for meeting

7) Next steps
   a) Final survey 01/28
   b) Part II regarding residential zoning regulations
   c) Discuss narrative distributed by John and Rachael

8) Adjourn - 9:45