

MADISON AD HOC AFFORDABLE HOUSING PLAN ADVISORY COMMITTEE
MEETING MINUTES (Subject to Approval)
January 21, 2022

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 Guskowski, 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**
- c) **Plan of Conservation and Development** - provides a vision of how the town envisions growth (2013).
 - (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 discouraged 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

