

MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JANUARY 11, 2022
7:30 P.M.

1. Roll Call - The regular meeting of the Planning and Zoning Commission was called to order by Chairman Robert Adams at 7:34 P.M.

MEMBERS PRESENT: Robert Adams, Randy Brown, Trevor Danburg, Ronald Giroux (Remote), Benjamin Hull, III, Jason Lebel, Veronica Lutzen (Remote), Timothy Minor, Kim Sperry, Nathaniel Beardsworth (ALT), Cheryl Blanchard (ALT, Remote)

MEMBERS ABSENT: Gary Ritacco (ALT)

STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner (Remote)

OTHERS PRESENTS: Carly Holzschuh, AICP - Planner-SCCOG

2. Discussion of Affordable Housing Plan – Ms. Carly Holzschuh, AICP of the Southeastern Connecticut Council of Governments, was present. She presented the Commission with a Powerpoint handout titled “Lisbon Affordable Housing Plan Presentation 1/11/2022” that was distributed to the Commission members that were present in person.
 - a. Introduction – Ms. Holzschuh reported that the State is requiring each municipality to create, update and submit an Affordable Housing Plan every five years. This would correspond with the Plan of Conservation and Development, which is required every ten years.
 - b. Connecticut General Statute 8-30j: Why are we doing this? – Each town is being required by the State to specify how it intends to increase the number of affordable housing developments within the municipality. Mr. Murphy noted that for Lisbon, this includes considering regulation revisions to encourage housing options, particularly in the Route 12 Corridor where the infrastructure and utilities are already in place. Ms. Holzschuh explained the difference between 8-30(g), which was passed in 1989, and 8-30(j), which was passed in 2017. 8-30(g) allows developers to supersede local zoning, if there is less than 10% assisted affordable units in that town. 8-30(j) requires the Affordable Housing Plan every five years, with a process similar to the Plan of Conservation and Development.
 - c. Guidance from CT Department of Housing – Ms. Holzschuh reviewed what the Affordable Housing Plan should consist of. Those items are outlined in her Powerpoint and are also available on the State website. She reported on what constitutes “affordable housing” under 8-30(g), and how many units are currently within the Town of Lisbon. Her research reflects that 3.53% of Lisbon housing qualifies under 8-30(g).
 - d. Demographic and Economic Trends for Lisbon and the region – Ms. Holzschuh reported that Lisbon’s current median age is 44.5 years, with school enrollment increasing each year since 2015. Her research shows that Lisbon consists predominantly of owner-occupied, single family homes, although some apartment dwellings do exist. Ms. Sperry stated that she would like to see what the rental analysis is for the Town.
 - e. COVID-19 Impacts – Ms. Holzschuh stated that due to COVID and other economic factors, incomes have been stagnant and housing costs have increased dramatically. Currently, the median price range

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for houses in Lisbon is \$334,000.00. One in four households in the region qualify as low-income earners.

- f. Next Steps – Ms. Holzschuh suggested the Commission draft a public survey to reach out to residents; draft recommendations for the plan; draft the Affordable Housing Plan for review at a public hearing; adopt the plan by June 2022. It was the consensus of the Commission that their next special meeting for the AHP should be in March. She also noted that the only town in the region that has already adopted their AHP is Salem.

3. Adjournment – Motion by T. Danburg second by T. Minor to adjourn at 8:24 PM.



Elaine Joseph, clerk

Approved by: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 1/14/2022 AT 11:05 AM
ATTEST. LAURIE TIROCCHI, TOWN CLERK
