

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
SPECIAL MEETING MINUTES
Work Session
July 10, 2023

Present for the hybrid meeting were Chair St. James (6:12 pm), Commissioners Carrier, Halstead, Hutvagner, Sanford and Alternate Commissioner Bandle and Rackliffe. Town Planner Rutherford and Assistant Town Planner Daigle were also present. The meeting was called to order at 6:00 p.m.

Commissioners Bandle and Rackliffe, and Assistant Town Planner Daigle were present online. Present in the Council Chambers were all other Commission members and Town Planner Rutherford.

Commissioner Grabulis was not present at the meeting.

WORK SESSION

The Town Planner reviewed the Objectives and Strategies portion of the 2021 Town of Farmington Affordable Housing Plan. Each of the five objectives were discussed in detail. Objectives 1 and 2 pertain to the Housing Authority and Housing Committee which lead to a partial review of Town Ordinances 12 and 31 and a discussion of the purpose of the Housing Authority and Housing Committee.

Objective 3 relates to the Town's Accessory Dwelling Unit regulations. The current Accessory Apartment regulations were discussed, including changes to remove requirements requiring the renter be related or hired for domestic assistance. Detached Accessory Dwelling units were briefly discussed along with some perceived challenges with managing these units on smaller lots. The group discussed if Accessory Dwelling Units would count toward the Town's Affordable Housing percentage. The challenges with this were discussed, and it was noted that Accessory Dwelling units would likely be considered 'naturally occurring affordable housing' but would likely not meet the criteria for 8-30g Affordable Housing percentages.

Objective 4 suggests exploring Inclusionary Zoning approaches for Multi-Family Developments and Fee-in-Lieu options. We discussed applying Inclusionary Zoning to single family and multi-family housing. The scope of the Housing Trust fund was briefly reviewed and the need to change the Ordinance to include larger home repair and maintenance items. We briefly reviewed other Inclusionary Zone Regulations – Stamford, Tolland, and Mansfield. We discussed trying to hold a Developers Panel for review of a draft Inclusionary Zoning Regulation, to hear pros and cons from local developers. The discussion regarding the fee-in-lieu option also opened a discussion regarding Commercial Linkage Fees.

Objective 5 discusses reducing restrictions for multi-family development. This contemplates allowing 2-, 3-, or 4- families dwellings, by right in residential zones. We discussed the Light Touch Development presentation and the discussion it includes about the Palisades Park case study.

The Town Planner then discussed the scope of the Affordable Housing Implementation Pathway working group, sponsored by CRCOG and Sustainable CT. The purpose of the group is to work with six to eight other municipalities within CRCOG to collectively achieve some of the goals within our Affordable Housing plans while leveraging our collective experience, and CRCOG and Sustainable CT resources. The focus of the upcoming meeting is to share research needs to help support implementation of various affordable housing plan action items.

Items for July 17th meeting:

1. Research Commercial Linkage Fees – CGS applicability, CT municipalities implementing or using linkage fees.
2. FHS school system – data on students receiving lunch assistance.
3. Developer panel – contact local developers to discuss interest in participating in a panel to discuss Inclusionary Zoning and fee-in-lieu regulations\
4. Review of Town Ordinance 12 and 31

The meeting adjourned at 8:02 p.m.

SKR