

OPC Meeting Minutes

June 14, 2023 / Room 206

Attendance: First Selectman, Monica McNally; Board of Finance Chairman, Jim Palen; Planning and Zoning Chairman, Stephen Olvany; RTM Moderator, Seth Morton; and Board of Education Vice-Chairman, Jill McCammon. Also in Attendance: State Representative Tracy Marra and Town Administrator Kate Buch.

Ms. McNally called the meeting to order at 8:00 am.

Ms. McNally called for a motion to approve of the OPC Minutes of May 10, 2023. Mr. Morton moved, Mr. Palen seconded and all voted in favor.

First Selectman Ms. McNally provided updates on:

- Ms. McNally thanked the organizers and participants of the annual Memorial Day Parade.
- The Public Works Department held a Hazardous Waste Day on June 3rd. Residents from Darien and neighboring communities dropped off items not collected at the Town Recycling Center.
- Ed Gentile, Director of Public Works, will make a presentation on flooding and water management at the Board of Selectmen meeting on June 19th.
- WestCOG is conducting a Noise Abatement Study of train noise along the New Canaan branch line. As part of the public engagement phase, 7,400 residents of Darien and New Canaan will be receiving postcards with information regarding the survey.
- A Flag Day ceremony is scheduled for this evening outside of Town Hall.
- The Board of Selectmen (BOS) has interviewed 35 candidates for the Great Island Advisory Committee and will soon complete the last ten interviews. Appointments are expected to be made at the July 3, 2023 BOS meeting.

Board of Education Mrs. McCammon provided updates on:

- Middlesex Middle School and 5th Grade graduations have taken place. Darien High School (DHS) graduation is this evening.
- A plan to rename the circle at DHS "Wave Strong Way" has overall support, but must go through the formal approval process.
- The Board of Education has revised the 2023-2024 school calendar to reflect that the first day of school has moved from August 28, 2023 to August 30, 2023.
- An update was provided on the Ox Ridge Elementary School and the Hindley, Holmes, Royle Elementary Schools construction projects.

Board of Finance Mr. Palen provided updates on:

- The Board of Finance will continue to watch the budget and expects to provide budget guidance in August or September, in preparation of the FY24-25 budget meetings.

RTM Mr. Morton reviewed items before the RTM:

- The RTM voted to approve a gift of statues from the Steinkraus family.
- The RTM approved five Great Island leases and will meet virtually over the summer to approve a lease for the stables.

- The Rules Committee is reviewing party balance within committees and is continuing to work on updating committee descriptions.

Planning & Zoning Mr. Olvany provided updates on:

- The Planning & Zoning Commission (PZC) approved a sixth paddle tennis court at Weed Beach and an internal expansion of the Darien Library (2,000 sq. feet in the lower level).
- Mr. Olvany provided updates on the three major developments in Darien: Darien Commons, the Corbin Project, and the Heights Crossing.
- Six high capacity EV chargers will be installed at the Corbin Development for the public to use and each apartment will have the capacity for its own EV charger.
- The hearing on the 7 Sedgwick Ave. application to build 45-46 units per acre has closed. It will be deliberated on at a Special Meeting of the PZC on June 20th. Discussion of the Town's Great Island special permit request regarding the stables will be continued at the same meeting.
- A State "Fair Share Housing" bill involves creating greater density around train stations. For Darien, this bill has potential implications around five train stations. Mr. Olvany noted that the bill was dropped from consideration and was subsequently added as an attachment to "An Act Establishing a Tax Abatement for Certain Conservation Easements. Darien has added 281 Affordable Housing Units (AHU) over the past twenty years and this bill would require Darien to increase its number of deed restricted affordable units to 1,271 within five years. (see attached)

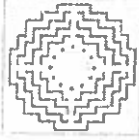
State Representative Tracy Marra provided updates on:

- The House rejected the Fair Share Housing Bill, both State Representatives Tracy Marra and Tom O'Dell voted against it. Darien's three Senators Bob Duff, Patricia Billie-Miller and Ceci Maher voted in favor of it.
- Substitute Senate Bill 998 – An Act Establishing a Tax Abatement for Certain Conservation Easements was discussed. It was noted that certain elements of proposed bills put forth by Desegregate CT (Work Live Ride – House Bill 6890) and Open Communities Alliance (Fair Share – House Bill 6633), that did not get passed, were incorporated as amendments to SB998. Potential implications for Darien were discussed.
- Early voting and No Excuse absentee ballots passed.
- Children entering kindergarten must be age five by the first day of school.
- Bills to allow pharmacists to prescribe oral contraceptives and to allow for over-the-counter medication vending machines passed.

Ms. McNally called for a motion to adjourn. Mr. Olvany moved. Mr. Morton seconded and all voted in favor.

Ms. McNally adjourned the meeting at 9:04 am.

Respectfully submitted,
Linda O'Leary



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FAIR SHARE HOUSING MODEL FOR CONNECTICUT, 2020



November 2020
Revised, May 2021

Prepared for and in collaboration with:

Open Communities Alliance
76 Charter Oak Avenue, Suite 1-200
Hartford, CT 06106

Prepared by:

David N. Kinsey

David N. Kinsey, PhD, FAICP



Summary of Connecticut Fair Share Housing Allocations by Towns, 2020 (affordable housing units)

by Housing Regions		
Town	Gross Municipal Fair Share	Fair Share
Capitol Region		
Andover	776	236
Avon	1,274	1,274
Berlin	1,104	1,104
Bloomfield	996	996
Bolton	813	316
Canton	839	839
Columbia	851	434
Coventry	908	908
East Granby	788	442
East Hartford	956	956
East Windsor	755	755
Ellington	872	872
Enfield	1,161	1,161
Farmington	1,254	1,254
Glastonbury	1,550	1,550
Granby	996	803
Hartford	-	-
Hebron	925	727
Manchester	1,264	1,264
Mansfield	625	625
Marlborough	867	503
New Britain	-	-
Newington	1,107	1,107
Plainville	779	779
Rocky Hill	938	938
Simsbury	1,262	1,262
Somers	913	873
South Windsor	1,422	1,422
Southington	1,294	1,294
Stafford	743	743
Suffield	1,021	1,021
Tolland	1,039	1,039
Vernon	821	821
West Hartford	1,905	1,905
Wethersfield	1,064	1,064
Willington	630	570
Windsor	1,165	1,165
Windsor Locks	821	821
Lower CT River Valley Region		
Chester	242	242
Clinton	296	296
Cromwell	355	355
Deep River	191	191
Durham	357	357
East Haddam	303	303
East Hampton	381	381

Alphabetically		
Town	Gross Municipal Fair Share	Fair Share
Andover	776	236
Ansonia	642	642
Ashford	132	132
Avon	1,274	1,274
Barkhamsted	180	180
Beacon Falls	770	537
Berlin	1,104	1,104
Bethany	1,638	427
Bethel	1,086	1,086
Bethlehem	800	264
Bloomfield	996	996
Bolton	813	316
Bozrah	444	199
Branford	1,856	1,856
Bridgeport	-	-
Bridgewater	1,009	126
Bristol	1,354	1,354
Brookfield	1,124	1,124
Brooklyn	188	188
Burlington	3	3
Canaan	2	2
Canterbury	2	2
Canton	8	8
Chaplin	1	1
Cheshire	1,4	1,4
Chester	2	2
Clinton	2	2
Colchester	6	6
Colebrook	1	1
Columbia	8	8
Cornwall	150	103
Coventry	908	908
Cromwell	355	355
Danbury	1,297	1,297
Darien	1,911	1,271
Deep River	191	191
Derby	599	599
Durham	357	357
East Granby	788	442
East Haddam	303	303
East Hampton	381	381
East Hartford	956	956
East Haven	1,404	1,404
East Lyme	800	800
East Windsor	755	755
Eastford	151	151

Attach cover + pg 4

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by Housing Regions			Alphabetically		
Town	Gross Municipal Fair Share	Fair Share	Town	Gross Municipal Fair Share	Fair Share
Essex	280	280	Easton	1,209	529
Haddam	357	357	Ellington	872	872
Killingworth	340	340	Enfield	1,161	1,161
Lyme	263	231	Essex	280	280
Middlefield	258	258	Fairfield	2,064	2,064
Middletown	360	360	Farmington	1,254	1,254
Old Lyme	346	346	Franklin	454	144
Old Saybrook	356	356	Glastonbury	1,550	1,550
Portland	292	292	Goshen	168	168
Westbrook	309	309	Granby	996	803
Metropolitan & Western Regions Combined			Greenwich	3,304	3,304
Bethel	1,086	1,086	Griswold	436	436
Bridgeport	-	-	Groton	937	937
Bridgewater	1,009	126	Guilford	2,100	1,671
Brookfield	1,124	1,124	Haddam	357	357
Danbury	1,297	1,297	Hamden	1,954	1,954
Darien	1,911	1,271	Hampton	133	133
Easton	1,209	529	Hartford	-	-
Fairfield	2,064	2,064	Hartland	140	140
Greenwich	3,304	3,304	Harwinton	203	203
Monroe	1,211	1,198	Hebron	925	727
New Canaan	1,775	1,350	Kent	120	120
New Fairfield	1,154	863	Killingly	207	207
New Milford	1,105	1,105	Killingworth	340	340
Newtown	1,364	1,364	Lebanon	553	533
Norwalk	1,738	1,738	Ledyard	651	651
Redding	1,120	700	Lisbon	490	343
Ridgefield	1,558	1,558	Litchfield	190	190
Sherman	1,076	258	Lyme	263	231
Stamford	2,443	2,443	Madison	1,995	1,397
Stratford	1,201	1,201	Manchester	1,264	1,264
Trumbull	1,474	1,474	Mansfield	625	625
Weston	1,517	600	Marlborough	867	503
Westport	2,070	1,808	Meriden	1,530	1,530
Wilton	1,555	1,113	Middlebury	993	608
Naugatuck Valley Region			Middlefield	258	258
Ansonia	642	642	Middletown	360	360
Beacon Falls	770	537	Milford	2,670	2,670
Bethlehem	800	264	Monroe	1,211	1,198
Bristol	1,354	1,354	Montville	603	603
Cheshire	1,489	1,489	Morris	144	144
Derby	599	599	Naugatuck	935	935
Middlebury	993	608	New Britain	-	-
Naugatuck	935	935	New Canaan	1,775	1,350
Oxford	1,145	1,096	New Fairfield	1,154	863
Plymouth	827	827	New Hartford	203	203
Prospect	962	659	New Haven	-	-

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by Housing Regions			Alphabetically		
Town	Gross Municipal Fair Share	Fair Share	Town	Gross Municipal Fair Share	Fair Share
Seymour	837	837	New London	-	-
Shelton	1,798	1,798	New Milford	1,105	1,105
Southbury	1,158	1,158	Newington	1,107	1,107
Thomaston	676	624	Newtown	1,364	1,364
Waterbury	-	-	Norfolk	111	111
Watertown	1,018	1,018	North Branford	1,513	1,063
Wolcott	982	982	North Canaan	97	97
Woodbury	838	838	North Haven	1,967	1,812
Northeast CT Region			North Stonington	485	394
Ashford	132	132	Norwalk	1,738	1,738
Brooklyn	188	188	Norwich	569	569
Canterbury	209	209	Old Lyme	346	346
Chaplin	127	127	Old Saybrook	356	356
Eastford	151	151	Orange	1,909	1,006
Hampton	133	133	Oxford	1,145	1,096
Killingly	207	207	Plainfield	217	217
Plainfield	217	217	Plainville	779	779
Pomfret	166	166	Plymouth	827	827
Putnam	136	136	Pomfret	166	166
Scotland	152	142	Portland	292	292
Sterling	155	155	Preston	464	369
Thompson	229	229	Prospect	962	659
Union	147	76	Putnam	136	136
Voluntown	140	140	Redding	1,120	700
Woodstock	262	262	Ridgefield	1,558	1,558
Northwest Hills Region			Rocky Hill	938	938
Barkhamsted	180	180	Roxbury	214	186
Burlington	304	304	Salem	542	311
Canaan	114	114	Salisbury	198	198
Colebrook	129	117	Scotland	152	142
Cornwall	130	103	Seymour	837	837
Goshen	168	168	Sharon	150	150
Hartland	140	140	Shelton	1,798	1,798
Harwinton	203	203	Sherman	1,076	258
Kent	120	120	Simsbury	1,262	1,262
Litchfield	190	190	Somers	913	873
Morris	144	144	South Windsor	1,422	1,422
New Hartford	203	203	Southbury	1,158	1,158
Norfolk	111	111	Southington	1,294	1,294
North Canaan	97	97	Sprague	354	225
Roxbury	214	186	Stafford	743	743
Salisbury	198	198	Stamford	2,443	2,443
Sharon	150	150	Sterling	155	155
Torrington	199	199	Stonington	796	796
Warren	164	131	Stratford	1,201	1,201
Washington	208	208	Suffield	1,021	1,021
Winchester	130	130	Thomaston	676	624

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by Housing Regions		
Town	Gross Municipal Fair Share	Fair Share
South Central Region		
Bethany	1,638	427
Branford	1,856	1,856
East Haven	1,404	1,404
Guilford	2,100	1,671
Hamden	1,954	1,954
Madison	1,995	1,397
Meriden	1,530	1,530
Milford	2,670	2,670
New Haven	-	-
North Branford	1,513	1,063
North Haven	1,967	1,812
Orange	1,909	1,006
Wallingford	2,082	2,082
West Haven	1,428	1,428
Woodbridge	1,842	542
Southeastern CT Region		
Bozrah	444	199
Colchester	696	696
East Lyme	800	800
Franklin	454	144
Griswold	436	436
Groton	937	937
Lebanon	553	533
Ledyard	651	651
Lisbon	490	343
Montville	603	603
New London	-	-
North Stonington	485	394
Norwich	569	569
Preston	464	369
Salem	542	311
Sprague	354	225
Stonington	796	796
Waterford	926	926
Windham	-	-
Source: OCA Fair Share Model		

Alphabetically		
Town	Gross Municipal Fair Share	Fair Share
Thompson	229	229
Tolland	1,039	1,039
Torrington	199	199
Trumbull	1,474	1,474
Union	147	76
Vernon	821	821
Voluntown	140	140
Wallingford	2,082	2,082
Warren	164	131
Washington	208	208
Waterbury	-	-
Waterford	926	926
Watertown	1,018	1,018
West Hartford	1,905	1,905
West Haven	1,428	1,428
Westbrook	309	309
Weston	1,517	600
Westport	2,070	1,808
Wethersfield	1,064	1,064
Willington	630	570
Wilton	1,555	1,113
Winchester	130	130
Windham	-	-
Windsor	1,165	1,165
Windsor Locks	821	821
Wolcott	982	982
Woodbridge	1,842	542
Woodbury	838	838
Woodstock	262	262
Source: OCA Fair Share Model		