

**NOTES FROM THE July 24, 2017 MEETING  
OF THE REGIONAL PLANNING COMMISSION**

**Members Present:** Adelman (Bozrah); Boissevain (North Stonington); Cherry (Ledyard); Kunkemoeller (City of Groton); Pritchard (Town of Groton); **SCCOG Staff:** Guggenheim, Molden

1. Call to Order: The Chairman called the meeting to order at 7:30 p.m.
2. Roll Call: A quorum was not present. Members introduced themselves.
3. Review of Meeting Notes of April 24<sup>th</sup>: No quorum was present for this meeting, and so the notes of the April meeting could not be approved.
4. Update on SCCOG Housing Study
  - a. SCCOG provided an overview of the housing study it is currently preparing with the Southeastern Connecticut Housing Alliance. Amanda Kennedy and Sam Alexander of SCCOG anticipate completing the report by October 2017. This report includes an analysis of the change in headship rates across Southeastern CT, as headship rates can indicate the number of potential new housing needed in the region. The study will also include a land use assessment to estimate the opportunities for new housing in each town. The report will include best practices but will not be prescriptive.
  - b. Discussion of town efforts to implement housing recommendations: There was a discussion on some local updates to housing policies. Mr. Cherry noted that Ledyard is working on an incentive housing zone; affordable housing for seniors; decreasing the acreage required for duplexes; and an initiative to help developers build apartments under 8-30G regulations. Ms. Boissevain shared that North Stonington is deciding on how to calculate the maximum size of accessory units; whether by a percentage of the size of the main building, by square footage, or by the footprint. Mr. Cherry said that Ledyard's policy uses all three measurements.
5. Other Matters
  - a. Recap of 201 Legislative Actions. The "Granny Pods" bill has passed, and is now known as Public Act 17-155, "An Act Concerning Temporary Healthcare Structures". Towns looking to opt out of allowing these temporary healthcare structures must formally opt-out by October 1, 2017. The group discussed the implications of this Act and how they anticipate it actually working.

The group also reviewed Public Act 17-170, "An Act Concerning the Affordable Housing Land Use Appeals Procedure," which reduces the threshold of affordable

housing production necessary for municipalities to attain moratoria from Affordable Housing Land Use Appeals. While Governor Malloy vetoed this bill, the General Assembly overrode the veto on July 24<sup>th</sup>.

Also passed this session was Public Act 17-146, “An Act Concerning the Department of Public Health’s Various Revisions to the Public Health Statutes,” a piece of legislation that includes, among other provisions, an increase to the size of subsurface disposal systems (i.e. septic systems) over which DPH, rather than DEEP, has jurisdiction, from a capacity of up to 5,000 gallons per day to up to 7,500 gallons per day. This Act has implications on the construction of multi-family housing in areas where sewer is not available.

6. Set Date for Next Meeting: October 23, 2017.
7. Adjournment: The meeting adjourned at 9:15 p.m.