

NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE

Monday, March 21, 6:00- 7:00 PM Eastern Time

No Physical Meeting Location. Attending by Zoom access: Jeff Lubell, Kathleen Shepherd, Paul Manganiello, Jeff Goodrich, Brian Loeb, Creigh Moffatt, Ernie Ciccotelli (community member).

<https://us02web.zoom.us/j/81242668798>

Meeting ID: 812 4266 8798

877 853 5257 US Toll-free

Topic: Affordable Housing Subcommittee

1. Approve agenda. Motion to approve made by Manganiello, seconded by Shepherd. There was no discussion, Approved 5-0.
2. Approve minutes of 2-21-22. Motion to approve by Manganiello, seconded by Loeb. No discussion. Approved: 5-0.
3. Comments from the public. Ernie Ciccotelli described how accessory dwelling units (ADU's) could increase the stock of affordable housing in Norwich. He stated that the creation of these dwellings could be encouraged by providing tax relief for ADU's that maintain affordable rents. Permanent affordability could be provided by agency or state oversight. The subcommittee welcomed this idea and recommended continued examination of how to address through state law changes. State regulations for water supply, septic capacity, and required number of bedrooms affect the feasibility of ADU projects. Many need additional changes of state regulation of ADU's to make them feasible.
4. Uses of expected ARPA funding: Housing is an acceptable use. There will be a public process coming up in Norwich, so people interested in seeing ARPA funds used for affordable housing will have an opportunity to express their views. Among other possibilities: a) funds for study of potential for affordable housing on the town property north of the transfer station, b) acquire properties downtown for subdivision, c) add to town affordable housing fund to be used for buying down construction costs, d) funds to develop affordable housing above Norwich transfer station, e) infrastructure to provide wastewater

treatment to downtown, f) other long-term concrete proposals.

5. The committee discussed holding two educational sessions for the Norwich public, to be held by Zoom.

Session 1: share the Affordable Housing strategy and what we have done so far (survey of publicly owned land) followed by questions and answers. To be held in May, probably by Zoom.

Session 2: Accessory dwelling units -- Clarify rules and exceptions for attached ADU's. The concept of ADU's as applied to Norwich (wastewater, finance, permanent affordability, legal issues. Goal is listening, learning, engaging interest among a larger group of Norwich residents. Invite a realistic but encouraging speaker. To be held in June.

6. Next meeting of the AHSC is April 18. Agenda will be planning the presentations.

7. Motion to adjourn at 7:05 pm, 5-0.

APPROVED 4-18-22