

**Norwich Affordable Housing Committee Meeting  
Monday, May 15, 2023**

**Draft Minutes (Revised, 5/18)**

**Pre-Meeting discussion**

Prior to the formal meeting convening, there were three members present (Jeff Lubell, Jeff Goodrich and Paul Manganiello), not enough for a formal quorum, and the following was discussed:

Update on Publicly Owned Land

- **Fire District Land:** Jeff Lubell met with the Fire District Prudential Committee to discuss the Subcommittee's interest in accessing one or more small parcels for building below-market-rate housing. They will follow-up after the Land Management Council receives a report examining the conservation values of the land.
- **New Boston Road.** Jeff Lubell met, in separate meetings, with representatives of the Two Rivers-Ottawaquechee Regional Commission (TRORC) and the Vermont Community Development Program (VCDP) to discuss this parcel. Both advised that the state has a preference for projects in town centers. However, the VCDP representative agreed that the project has other location advantages, notably its proximity to jobs and presence in a school district with high performing schools. Both noted the importance of addressing environmental justice concerns related to the proximity to the transfer station and town garage, which could be addressed during the planning grant by trying to find a way to enter the building site without going past the town garage. The next step is to renew discussions with TRORC on whether they would help administer the grant.

The meeting formally convened at 7:00 p.m.

Members present: Jeff Lubell, Jeff Goodrich Paul Manganiello, Brian Loeb

Members of the Public: Jennie Anderson, Bob Pape, Doug Wilberding

1. The 4/17/23 minutes were approved 3 in favor, 0 against, 1 abstention (Jeff Goodrich).
2. The agenda was approved 4 in favor, 0 against.

3. A motion to recognize the pre-meeting discussion in the minutes was approved 3 in favor, 0 against, 1 abstention (Brian Loeb)

4. Public Comment:

- Doug Wilberding flagged two parcels he wanted the subcommittee to be aware of: an individual property on Turnpike Road with a damaged home that will likely need to be replaced and land available off of Tigertown Road.
- Jennie Anderson suggested the possibility of dovetailing the affordable housing discussion with discussions now underway about Black history in Norwich.

5. Update on the discussions with faith leaders

Jeff Lubell gave an update on the discussions with faith leaders concerning Norwich's need for affordable housing. He will be speaking briefly at the Norwich Congregational Church on June 4<sup>th</sup>. The subcommittee discussed two possible future events:

- A. A small group discussion with someone from the NH Episcopal Diocese about how they have supported congregations working on affordable housing and with someone from St. Paul's in Hartford about their work supporting housing at the Haven site.
- B. A public presentation on the need for affordable housing in Norwich and the work of nonprofit housing organizations in the area, including COVER, Habitat for Humanity, and Twin Pines.

6. Announcement: Annual Affordable Housing Breakfast Invitation. June 2<sup>nd</sup> Hilton Garden Inn. Kevin Geiger and Nick Clark will be speaking.

7. Agenda items for next meeting: Information about ADUs for Norwich website, small group discussion noted above in item 5A, and planning for the public presentation identified in 5B above.

Meeting adjourned 7:45

Next meeting June 19<sup>th</sup> @ 6:30 PM

Submitted: Paul Manganiello