

**NORWICH PLANNING COMMISSION**  
**AFFORDABLE HOUSING SUBCOMMITTEE**  
**DRAFT MINUTES**

Monday, Sept. 19, 2022 START TIME 6:30 pm  
Affordable Housing Subcommittee Meeting  
Time: SEPT 19, 6:30 PM Eastern Time (US and Canada)  
Join Zoom Meeting  
<https://us02web.zoom.us/j/81242668798>  
833 548 0282 US Toll-free  
Meeting ID: 812 4266 8798

Subcommittee Members Attending: Jeff Lubell, Jeff Goodrich, Creigh Moffatt, Brian Loeb, Kathleen Shepherd

Norwich Staff: Aaron DeNamur

Guests: Nick Clark, Nathan Margolis,

1. Motion to approve the agenda, with the addition of an item related to an update on the idea of siting affordable housing on land owned by the fire district. Moffatt moved, Loeb seconded, all approved the revised agenda.
2. Update on Loeb's meeting with the Fire District Prudential Committee. The Committee expressed the opinion that the current agreement between the Fire District and the Town related to transferring development rights to the Town does not permit housing development, but a subcommittee of the Prudential Committee that addresses land issues may be a place to consider further the possibility that this agreement might be modified in the future. There is a larger conversation about the possibility of a merger between the Town and Fire District that is unresolved and forms an important context for this issue.
3. Accessory Dwelling Units. The Norwich Housing Strategy includes items to promote ADUs and missing middle duplexes/triplexes. Clark (who grew up in Norwich and currently lives in Thetford) described work of a cooperative he and others have formed to shepherd

homeowners in the Upper Valley through the process of building and permitting an ADU. The cooperative's goal is to work where traditional developers and Twin Pines do not to promote creative housing solutions like ADUs. They are in the process of working on one ADU in Wilder where they will act as a developer and the homeowner is applying for a grant from the state for construction costs. They are talking with a number of additional homeowners about developing ADUs. He mentioned that Woodstock Community Trust has prepared a guide for ADU, and said it might be helpful for Norwich to consider preparing a similar guide for Norwich.

4. The Subcommittee decided to devote the next subcommittee meeting (Oct 17) to a public discussion of ADUs that would highlight the availability of grant funding from the state as well as discuss the ADU process more generally. Loeb will reach out to two individuals with whom he has discussed ADUs to invite them to participate.

5) Conservation-Housing committee cooperation. Moffatt aims wants to reestablish connection between the commissions, to help each other and will aim for the November meeting.

6) Lubell asked DeNamur to provide ideas for how Norwich could strengthen its zoning rules to promote housing affordability, such as through making it easier to build duplexes, triplexes and quadraplexes and other missing middle housing.

5. The 8-15-22 minutes were not reviewed and approved. This will need to be taken up at the October meeting.

6. Comments from the public. None.

7. Adjourn meeting at 7:04. Moffatt moved and Shepherd seconded. All approved.