

Town of Norwich
Affordable Housing Sub-committee
Minutes
May 17, 2021

Location: Act 92 compliant virtual Open Meeting via Zoom

<p>https://us02web.zoom.us/j/81242668798 Meeting ID: 812 4266 8798</p>
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Members Present: Jeff Lubell (Chair), Brian Loeb, Kathleen Shepherd, Gordon Greenfield, Paul Manganiello, Jeff Goodrich, Ralph Hybels

Public Present: Michelle Tine

Staff: Rod Francis

Meeting called to Order: 6:04pm

- 1) **Approve Agenda:** Manganiello moved and Shepherd seconded a motion to approve the agenda. Motion carried 6 – 0–1. Voting in favor: Lubell, Loeb, Shepherd, Greenfield, Manganiello and Hybels. Voting against: none. Abstaining: Goodrich.
- 2) **Comments from the Public:** none.
- 3) **Approve Minutes of March 15, 2021:** Manganiello moved and Loeb seconded a motion to approve the minutes of April 19, 2021. Motion carried 6 -- 0–1. Voting in favor: Lubell, Loeb, Shepherd, Greenfield, Manganiello and Hybels. Voting against: none. Abstaining: Goodrich.

4) Identifying land for affordable housing

- a) Follow-up on publicly-owned parcels: Francis displayed a tax-map delineating parcel 16-059.000 and explained that the parcel boundaries as shown closely resembled the meets and bounds description of the deed. He concluded that what has been referred to by some as the “Melendy parcel” is identical to 16-059.000 and that confusion of two parcels existing is either due to there being two parcels in the past that have been merged, or more likely that the Conservation Commission has an area of interest at the southern end of the parcel, known to some as the Melendy parcel.

Lubell informed the meeting that the Conservation Commission was meeting May 18 where a brainstorming session will take place on possible public property locations suitable for affordable housing development.

Goodrich wanted the minutes to reflect that in his view the parcel (16-059.000) has excellent wastewater capacity.

The meeting discussed the potential for the portion of the Huntley Meadows playing fields parcel with frontage on Beaver Meadow RD (adjacent to the American Legion). This is the site for the proposed bridge across Bloody Brook for trail users. The area is impacted by the Flood Hazard Overlay (FHO) including floodway and floodway fringe. There may be potential for residential development.

The potential for development at the Dresden Fields was also mentioned. Lubell commented that the recent announcement by Hartford to end discussions concerning a connection to the Hartford wastewater system reduces the potential for larger scale development, but there may still be some potential. Francis indicated that the parcel is subject to an Act 250 permit and we will have more information at the next meeting.

- b) Private contributions of property: Lubell introduced a draft letter to Norwich property owners seeking a donation of land (or discounted sale price) in support of affordable housing. Meeting members suggested edits. Francis advised the group that the town was currently not accepting donations until the donation policy is amended.

Loeb moved and Manganiello seconded a motion to publish the letter as edited, and that Jeff Lubell as chair can make any changes, he deems necessary. Motion carried 5 —1— 0. Voting in favor: Lubell, Loeb, Shepherd, Greenfield, Manganiello and Hybels. Abstaining: none. Against: Goodrich.

- 5) Update on town accepting donations for affordable housing: See above.
- 6) **Other business:** none
- 7) **Comments from the Public:** none
- 8) **Meeting Adjourned:** 7:04pm

Respectfully submitted,
Rod Francis