

Town of Norwich  
Affordable Housing Sub-committee  
Minutes  
July 19, 2021

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Location: Tracy Hall multi purpose room and virtual meeting via Zoom

<p><a href="https://us02web.zoom.us/j/81242668798">https://us02web.zoom.us/j/81242668798</a> Meeting ID: 812 4266 8798</p>
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Members Present: Jeff Lubell (Chair), Brian Loeb, Paul Manganiello, Kathleen Shepherd, Creigh Moffatt, Ralph Hybels

Public Present:

Staff: Rod Francis

**Meeting called to Order:** 6:19pm.

1) **Approve Agenda:** Manganiello moved and Moffatt seconded a motion to approve the agenda. Motion carried 6 - 0. For: Lubell, Loeb, Manganiello, Shepherd, Moffatt, Hybels

2) **Comments from the Public:** none.

3) **Meeting Notes of June 21, 2021:** Members observed that item 6(a) should include the DPW parcel and correct the end of the meeting time to 6:50pm.

4) **Identifying land for affordable housing:** (20-25 minutes)

a) Follow up on publicly owned parcels

Chair Lubell introduced the item and directed members to the parcel owned by the Town used for Department of Public Works (DPW) and the transfer station for solid waste. Francis told the meeting that the parcel is ±28.48 acres and contains an area to the north that rises up with slopes in the range of fifteen to twenty percent with a ridge running north-south. There is a telecommunications tower for town vehicle dispatch (including emergency response) near the highest point on the land. Lubell asked for more research to establish what if any deed restrictions may apply.

Fire District land on Route 5 North.

Francis informed the meeting that the parcel is ±24.48 acres developed with a pumphouse building, a solar panel installation, a service road and gravel pit. The parcel is identified in the Fire District Source Protection Area (SPA) plan filed with Vermont DEC as mostly primary source area for potable water and not available for any form of land development. Moreover, the parcel is bisected by an unnamed stream which is mapped as Floodway Floodfringe, the stream is identified as one of two sources of aquifer recharge (the other being the Connecticut River). The land to the west of the unnamed stream rises up steeply, the stream precludes easy access to the rear of the parcel. Neighboring properties are also subject to provisions of the SPA, meaning that there is no potential for affordable housing development.

Huntley Meadow

The town owned parcel at Huntley Meadow includes an area in the eastern corner adjacent to properties on Main Street and Turnpike Road. The area is extensively impacted by wetlands identified on the Agency of Natural Resources (ANR) Atlas. In addition, no observable means of access that did not require an easement over private land could be identified. Substantial portions of adjacent parcels are now controlled by conservation easements.

The group discussed other potential other parcels including land owned by the Fire District near the intersection of Beaver Meadow and Tucker Hill Road.

b. Private contributions of property (deferred to next meeting)

5) **Follow-ups on items from June meeting:** (deferred to next meeting)

6) **Other business:** (deferred to next meeting)

7) **Comments from the Public:** (deferred to next meeting)

8) **Meeting Adjourned:** 7:19pm.

Respectfully submitted,  
Rod Francis