

NORWICH PLANNING COMMISSION  
AFFORDABLE HOUSING SUBCOMMITTEE  
Meeting Minutes

**Monday, November 9, 2015, Tracy Hall**

**Regular Meeting**

**Members Present:** Moffatt, Manganiello, Lubell, Hybels, Shepherd, Goodrich, Fowler

**Members Absent:** Cook

**Clerk:** Dechert      **Others:**

Ralph Hybels, Chair, called the meeting to order at 5:06 PM.

1. **Agenda** – Approved with moving #7 above #3
2. **Minutes** – 9-28-15 minutes were approved as read.
3. Ideas for how the affordable housing task force could contribute to expanding housing opportunity for low- and moderate- income households by Lubell and Goodrich
  - a. Legislative issues 9L, and net metering Cap were discussed.
  - b. A 50 unit housing project in Sharon with solar panels was discussed in relationship with Affordable Housing.
  - c. Change state regulations to make affordable housing easier. Wastewater in Vermont is too restrictive and New Hampshire is easier.
  - d. Concerns were raised with Legislative Considerations for Affordable Housing. Should be valid for anybody, should not be limited to Affordable Housing.
  - e. Act 145 traffic impact fee applies to Affordable Housing project.
  - f. What to change –
    - i. Can route 5 South/River Road be developed under study plan?
    - ii. Can we work with State Regulations; is there room around the edges?
    - iii. Create local areas with special zoning for Affordable Housing.
    - iv. Advocacy for State changes with regards to wastewater and Act 250, etc.
4. **Draft Affordable Housing Questionnaire:**
  - a. Fowler discussed the questionnaire created for town, school, and other employees working but not living in Norwich.
  - b. Distribution ideas were discussed using:
    - i. Online survey
    - ii. Employers – i.e., Town, King Arthur flour and Dan & Whits
    - iii. ListServe
  - c. Question and answer by Clerk discussed Accessory Apartments, Duplexes, Accessory Dwellings and Apartment in Accessory Buildings
5. **Next meetings and Agendas** - Date and agenda for next meeting was not set.
6. **Comments from the Public** - None

Adjournment: 6:37 PM

*APPROVED 4/4/16*

Phil Dechert, Clerk

Affordable Housing Subcommittee Agendas and Minutes available at:

<http://norwich.vt.us/Affordable-Housing/>