

NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE
Meeting Minutes

Monday, June 1, 2015, Tracy Hall

Regular Meeting

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

Members Absent: Goodrich, Cook,

Clerk: Dechert **Others:**

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

1. **Agenda** – Approved
2. **Minutes** – 3-30-15 minutes were approved as read.
3. **Correspondence/Reports** –
 - a. Shepherd reported the property on Norford Lake road was probably not suitable for an affordable housing project due to several factors including distance from town and poor soils for septic.
 - b. Dechert reported there are three new members on the Planning Commission. The focus will be on continuing the update of the zoning regulations and including implementation of some of the recommendations in the Route 5 South/River Road Study.

4. Route 5 South/River Road Study

Discussion of the study included:

- Positive attitude of forum participants towards AH despite concerns expressed about not wanting more development.
- Concerns of the challenge of “making it happen”
- Existing zoning allows reasonable maximum densities for projects
- Adding mixed-use may facilitate AH development
- Consider an economic analysis of existing and potential incentives for AH
 - Possible candidates to assist with this analysis were considered.

5. Next meeting: July 6 at 5 PM

Adjournment 5:55 PM

Phil Dechert, Clerk

APPROVED 7/6/15

Affordable Housing Subcommittee Agendas and Minutes available at:

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