

NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE
Meeting Minutes

Monday, October 17, 2016, Tracy Hall

Regular Meeting

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

Members Absent: Moffatt

Clerk: Dechert **Others/Public:** Brian Livingston, Ernie Ciccotelli

Ralph Hybels, Chair, called the meeting to order at 5:02 PM.

- 1. Agenda** – Approved
- 2. Comments from the Public** –
 - a. Ernie Ciccotelli – Asked about Route 5 S/River Road and why so many acres – Affordable housing market to why it is?
 - b. Brian Livingston - Was concerned with Septic solution
- 3. Minutes** – 8-29-16 minutes were approved as amended to add web address for Lubell document.
- 4. Announcements, Reports & Correspondence** – None
- 5. Develop materials on Affordable Housing.**
 - a. **Need for Affordable Housing in Norwich** – Hybels will revisit past documents. Will look into updated facts and figures but not in depth analysis
 - b. **Workforce housing/Regional Needs**– Regional needs were discussed as was the Lake Sunapee Study.
 - c. **Responsibility as a community** - The UVCSRC Report was discussed. Goodrich will distribute a Lebanon/VT Micropolitan Study from 2006.
 - d. **Local Tax Impacts** – Impact on Vermont Communities, Look into sources and data. School and municipal taxes were discussed. Report to include analysis, impact on Vermont Data and community? Lubell will look into impact of AH on school taxes; per pupil tax, multi bedroom units for kids and rentals.
- 6. Affordable Housing Sites**
 - a. Role of AH is to educate residents
 - i. need for Affordable Housing
 - ii. Systems
 - iii. Options
 - b. Grant money was discussed but probably not feasible.
 - c. Discussion of Septic challenges.
 - d. Current proposal at PC meeting
 - e. Form of “Inclusionary Housing” Project will have a minimum of 25% affordability
 - f. Can be Private or non-profit
 - g. Set up Framework for private, public or combination development. “Devil in Details”
- 7. Next meetings and Agendas**
 - a. Current proposal at PC meeting??

8. Comments from the Public-

- a. **Ciccotelli** – Comments included keeping profit out of Affordable Housing; Town Committee could oversee projects; and he is not against AH.

Adjournment: 6:05 PM

Phil Dechert, Clerk

APPROVED 1/9/17

Affordable Housing Subcommittee Agendas and Minutes available at:

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