

NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE
Meeting Minutes

Monday, March 20, 2017, Tracy Hall

Regular Meeting

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

Members Absent: Fowler

Clerk: Dechert **Others/Public:**

Ralph Hybels, Chair, called the meeting to order at 5:04 PM.

1. **Agenda** – Approved
2. **Comments from the Public** – None
3. **Minutes** – 1-9-17 minutes were approved
4. **Announcements, Reports & Correspondence** –
 - a. New Town Manager to start May 1, 2017
5. **Planning Commission Mixed-Use Project**
 - a. The Planning Commission is focusing on Town Plan update and will return to Mixed Use districts after Town Plan update is drafted.
 - b. It was agreed the Affordable Housing Committee should continue looking for opportunities for new projects based on PUD and affordable housing density bonuses available in the existing land use regulations.
6. **Other discussion items**
 - a. The economies of scale for larger AH projects versus less impact of smaller projects.
 - b. A “cap” on number of units based on potential wastewater capacity.
 - c. A “Fact Sheet” addressing impact of additional students on education tax rates.
 - d. The role of the AH Subcommittee in advocating for affordable housing at public meetings and presentations.
7. **Other Business**
 - a. Jeff Lubell –
 - i. Need economies of scale for Affordable Housing small projects
 - ii. Total cap for houses in area based on actual wastewater capacity
 - iii. School Tax impact – Need Fact Sheet
 - iv. List of concerns send to Lubell
 - b. Jeff Lubell –Role of Affordable Housing Subcommittee to speak out for Affordable Housing.
8. **Comments from the Public** - None

Adjournment: 6:00 PM

APPROVED 5/1/17

Phil Dechert, Clerk

Affordable Housing Subcommittee Agendas and Minutes available at:

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