

Selectboard Quarterly Report DRAFT-September 2018

Commission: Planning Commission

PC Members: Jaci Allen, Chair, Jeff Goodrich, Vice Chair, Chris Brien, Susan Brink, Melissa Horwitz, Jeff Lubell, Steve Thoms.

Affordable Housing Sub-committee Members: Creigh Moffatt, Paul Manganiello; Kathleen Shepherd, Ralph Hybels, Jeff Lubell (PC Member), Jeff Goodrich (PC Member)

Committee/Commission/Appointee Charge (including subcommittees and workgroups): Preparing a town plan, and preparing zoning and subdivision regulations based on the town plan. The commission also studies other planning issues and makes recommendations to the Selectboard.

Current Projects (including work by subcommittees and work groups) with proposed deadlines:

- The Planning Commission is in the process of developing an **inventory of action items under the newly adopted 2018 Town Plan**, including current status, next steps, and level of priority. A 2019 work plan for the Planning Commission and timeline for developing the next Town Plan will be created from the output. Target date for completion-December 2018
- The Planning Commission is researching the possibility of adopting **River Corridor regulations** (as developed by VT ANR River Management Program [RMP]) in addition to the existing Special Flood Hazard Area (SFHA) and the Shoreline Protection Overlay (SPO). Included in our activities is meeting with members of the public to discuss how the regulations would affect them and solicit input. The Commission is considering potential direct and indirect costs of implementation, as well as any potential benefits. The Commission has not yet set a formal target for sending a recommendation to the Selectboard, but expects to make substantial progress toward a recommendation this fall.
- As part of the process of developing an affordable housing strategy for the town, as specified in the 2018 Town Plan, the Planning Commission completed five Affordable Housing Listening Sessions during the first part of 2018. The next step is conducting an **Affordable Housing Education Series** to continue dialog on topics of interest identified during the Listening Sessions. The first session was held in August on Tapping Federal and State Resources for Affordable Housing. A session on Facilitating the Development of Lower-Cost Housing by the Private Sector, is scheduled for September 17th. Future sessions on Expanding the Stock of Accessory Dwelling Units and Alternative Septic Solutions are in the works. The purpose of these activities is to gather input and grow consensus on an affordable housing strategy for the town.
- The **Affordable Housing Sub-committee** drafted a proposed ballot measure to reestablish a revolving reserve fund for affordable housing projects, and forwarded this on to the Selectboard. They also drafted the following goals for their work plan for the coming year, which the Planning Commission will finalize this fall:

- Educate the public about the need and possible solutions to maintaining a stock of affordable housing for the town of Norwich
- Recommend procedures for the use of the Revolving Affordable Housing Loan Fund
- Help identify opportunities to realize the creation of affordable housing for the town of Norwich, VT, including any obstacles in zoning or other town policies, and make recommendations for how to overcome.
- Conduct outreach to developers and other housing professionals to ensure they are aware of Norwich interest in affordable housing.

Future Projects:

- Analyze feedback from Town Survey results on the 'top 5' town priorities and issue report. **Target date Oct-Nov 2018**
- Draft 2019 Planning Commission work plan, based upon Town Plan Action Item Review and survey input. Draft a timeline for the next version of the Town Plan. **Target December 2018**
- Review and Approve 2019 Affordable Housing Sub-committee Goals and recruit additional members of the committee. **Target date Dec 2018**
- Develop a recommendation for the Selectboard on River Corridor regulations. Progress expected in fall. **No target date set yet.**

Support Needed from the Selectboard:

- Provide **Town Survey** results after survey closes.
- If the **Affordable Housing Revolving Fund** question passes in November, timely review, feedback and action on recommendations from the Affordable Housing Sub-committee and Planning Commission. This may happen in the 4th quarter of 2018 or the 1st quarter of 2019.
- After the Planning Commission passes along a recommendation related to the **River Corridor regulations**, timely review, dialog, and feedback on the recommendation.