

NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE
Meeting Minutes

Monday, August 13, 2018, Tracy Hall

This set of minutes has not been reviewed or approved by the Subcommittee

Regular Meeting

Members Present: Ralph Hybels, Jeff Lubell, Paul Manganiello, Jeff Goodrich, Creigh Moffatt

Members Absent: Kathleen Shepherd

Acting Secretary: Paul Manganiello **Others/Public:** Rod Francis, Planning and Zoning Director

Moffatt called the meeting to order at 5:05 PM.

1. **Agenda** – Approved
2. **Comments from the Public** – None
3. **Minutes** – 4-30-18 minutes were approved unanimously.
4. **Announcements, Reports & Correspondence** – reviewed
 - a. Correspondence
 - i. Email from Stuart Richards re: Affordable Housing \$45,000 Expired Fund
 - ii. Email from Miranda Bergmeier re: Selectboard request for the Affordable Housing Subcommittee to draft a proposed ballot measure to reinstate/establish a \$45,00 Affordable Housing Fund

5. Affordable Housing Education Series

- a. Discussed Session 1 presented on August 7, 2018, with Martin Hahn of the Vermont Housing and Conservation Board and Andrew Winter of Twin Pines, regarding opportunities to tap federal and state resources.

Session 2 will probably occur in September 17th or the 20th and will focus on facilitating affordable housing via private markets.

Session 3, likely occurring in October, will focus on expanding the stock of accessory dwelling units in Norwich.

Session 4 is planned for November focus on alternative septic solutions, Manganiello has visited Cobb Hill Farm, which incorporated composting toilets in the design of their buildings twenty years ago. These were manufactured by Advanced Composting Systems (ACS) in Whiteface Montana <https://www.compostingtoilet.com/>, their Phoenix system. They do not require any water to deal with their human waste. It also results in compost for gardens. ACS also has systems to deal with “gray water” from showers, tubs, sinks and washing machines. Their system has been approved by the State of Vermont. Manganiello also visited the Vermont Vietnam Veterans Memorial rest area on Rt 89 N in Sharon. Its septic system was developed by the Living Machine <http://www.livingmachines.com/Portfolio/Developments/Kwan-Lamah-Subdivision,-San-Juan-Island,-WA.aspx>.

- b. Draft Ballot measure was discussed and passed

Article 1. Shall the voters of the Town of Norwich re-establish a revolving Affordable Housing Reserve Fund and appropriate \$50,000 for fiscal year 2019-20 to be distributed and administered according to a process adopted by the Selectboard in consultation with the Town Manager, the Norwich Planning Commission, and the Affordable Housing Subcommittee?

6. Setting Goals for the Affordable Housing Committee

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

7. Other Business - None**8. Comments from the Public - None****Adjournment:** 6:25 PM*APPROVED 11-20-18*

Paul Manganiello, Acting Secretary

Affordable Housing Subcommittee Agendas and Minutes available at:
<http://norwich.vt.us/Affordable-Housing/>