

NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE

MINUTES

Monday, June 3, 2019, Tracy Hall, Multipurpose Room

Members Present: Ralph Hybels, Creigh Moffatt, Jeff Lubell, Paul Manganiello, Brian Loeb, Kathleen Shepherd

Members Absent: Jeff Goodrich,

Staff: Rod Francis, Planning and Zoning Director

Others/Public: Mary Layton, Roger Arnold, Nathan Margolis

Chair Ralph Hybels called the meeting to order at 6:04 PM.

1. **Agenda** Lubell moved and Loeb seconded to approve the agenda. Motion carried 5 — 0
2. **Comments from the Public.** None
3. **Minutes** – Loeb moved and Moffatt seconded to approve the minutes (as amended) of April 23, 2019. Motion carried 5 — 0
4. **Affordable Housing Strategy Document – Lubell** This version of the document reflects comments collected from members since the last meeting.

Discussion centered on the goals in the strategy.

Further comments from members are due by June 14, 2019. The aim is to have the Strategy Document and the Needs document approved by this group by July 1.

5. **Housing Needs Document** Discussion of this item was deferred until the next meeting.
6. **TRORC Interchange Policy (the area around and south of exit 13). (Francis)** The maps provided created some confusion with regard to proposed changes to the TRORC regional plan land use policy. The area east of I91 (McKenna Rd/Lewiston neighborhood) will be 'rural'. It was noted that 'rural' allows for housing to occur at some level of density — similar to the village. The area along Route 5 is proposed to be 'mixed use' ('principal retail is not allowed) with an area that is rural on the western side of Route 5 south straddling Hopson Rd and heading north for approximately ¼ mile. The following observations were made:
 - the maps as rendered in the packets were hard to read, the shading was very pale and difficult to discern and 'rural' does not appear on the key.
 - precluding principal retail in the mixed use area will likely reduce the possibility of housing being added to new developments
 - that the group should work with the Planning Commission to prepare written comments for the public comment process
7. **Norwich 2019 Town Plan Process** In comparison to the 2018 Town Plan the 2019 Town Plan is intended

to be shorter, more focused on statutory obligations and powers granted to the Town and be more realistic in terms of what the Town can achieve. The total chapter count is down to nine, with Land Use including Natural Resources and Historic Resources and Education being included in the Utilities, Facilities and Services chapter. Small working groups of two or three commissioners working together on each chapter to oversee outreach and gather input from other volunteers engaged in town government. It is expected that the public outreach phase will get underway soon and run until early fall.

8. Other Business none

9. Comments from the Public none

Adjournment: 8:05 PM

Respectfully submitted

Rod Francis

APPROVED 7-1-19

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