

Town of Norwich  
Affordable Housing Sub-committee  
Minutes  
February 22 2021

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Location: Act 92 compliant virtual Open Meeting via Zoom

<p><a href="https://us02web.zoom.us/j/81242668798">https://us02web.zoom.us/j/81242668798</a> Meeting ID: 812 4266 8798</p>
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Members Present: Jeff Lubell (Chair), Paul Manganiello, Brian Loeb, Kathleen Shepherd, Gordon Greenfield, Ralph Hybels, Creigh Moffatt.

Public Present:

Staff: Rod Francis

**Meeting called to Order: 6:07pm**

- 1) **Approve Agenda:** Manganiello moved and Shepherd seconded a motion to approve the agenda. Motion carried 6 – 0.
- 2) **Comments from the Public:** none
- 3) **Approve Minutes of January 25, 2021:** Manganiello moved and Shepherd seconded a motion to approve the minutes of January 25, 2021 as amended (Hybels was present). Motion carried 6 – 0.
- 4) **Follow up on Potential Sites for Affordable Housing:** Francis reported that the Barrett Playground at the corner of Bragg Hill Road and Beaver Meadow Road is ±1.5 acres, potential to accommodate up to two duplexes the key unknown is wastewater capacity. Test pits for making this assessment will need to wait for the ground to thaw.  
  
Chair Lubell mentioned a potentially suitable redevelopment property at 701 Turnpike RD, which is also the location of Norwich Farm Creamery farmstand, a tenant. The property is understood to have a wastewater permit for six bedrooms and is listed for sale at \$1,250,000 by the Vermont Technical College (VTC),  
  
Members discussed the ongoing effort to support the Farm Creamery and if there was an opportunity to combine future plans with an affordable housing project.  
  
It was decided by the subcommittee that Francis should prepare a report for the Planning Commission describing the scope of the Review of publicly-owned land in Norwich identifying possible next steps. With a recommendation that as per the 2020 Town Plan the Planning Commission present materials at a future Selectboard meeting.
- 5) **Discussion of Vermont Community Foundation as manager \$45,000 housing fund:** Lubell reported out on a phone conversation and email communication with Emilye Pelow Corbett of the Vermont Community Foundation (VCF). Lubell described the fees and charges associated with having the \$45,000 housing fund managed by VCF and the hypothetical returns over a ten-year period after all fees and charges are paid (over 5 percent per year before inflation). The tax deduction offered to private donors was identified as a key attraction.  
  
It was recommended that AHSC pass this information to the Town Manager and seek a review of the draft contract by town counsel.
- 6) Other business: none
- 7) Comments from the Public: none
- 8) Meeting Adjourned: 7:07pm

Respectfully submitted,  
Rod Francis