

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

Minutes

Monday, July 22, 2024, START TIME 6:30 pm

Zoom Meeting Info:

<https://us02web.zoom.us/j/88071589319>

Phone: 833 548 0282 US Toll-free

Meeting ID: 880 7158 9319

Attendees: Jeff Lubell, Paul Manganiello, Brian Loeb, Jeff Goodrich, Creigh Moffett (late arrival)

1. Approval meeting agenda: Approved and passed [4/0]
2. Approve prior minutes:
 - a. 1-22-24 Draft Minutes: Approved/seconded/passed [4/0]
 - b. 2-15-24 Draft Minutes: Approved/seconded/passed [4/0]
 - c. 3-19-24 Draft Minutes: Approved/seconded/passed [3/0/1(Jeff Goodrich abstained)]
3. Comments from the Public: none
4. Updates
 - a. **Application for VCDP Planning Grant**

Application was denied by the State. The reasons cited were: not near a bus line; not in a village center or other designated prior district; near a closed landfill; presence of a flood plain on the property. Unfortunately, the State declined an invitation to do a site visit. Brian has reached out to Advanced Transit to see if they will commit to having a bus stop, if the resubmitted proposal is attempted. An alternative option is a submission of a planning grant proposal to the Vt. Housing Conservation Board (VHCB). It could go to either a town or a non-profit such as Habitat for Humanity (HforH).

- b. **Homes for Norwich – a new nonprofit:**

Homes for Norwich is a new small non-profit start-up that seeks to educate Norwich residents about housing issues, advocate for policy change at the local and state levels and seek donations of land for affordable housing in Norwich.

On July 31 at 5:30 pm at the Norwich Public Library, Homes for Norwich will sponsor a presentation about home sharing by Home Share Vermont.

NOTE: Brian Loeb and Jeff Lubell are members of the Board of Directors of Homes for Norwich. Brian is Secretary of the organization.

- c. Term limits: A member of the Norwich Selectboard (SB) has raised questions about whether the Affordable Housing Subcommittee and other subcommittees of the planning commission and other designated town committees, have been properly constituted. This issue will be debated in the coming weeks. Whether the subcommittee stays under the Planning Commission or shifts to be directly appointed by the Selectboard, there is a desire to institute fixed three-year terms on a staggered basis. Jeff Lubell requested that members notify him about whether they would like their current term to end in April 2025, 2026 or 2027.

Due to medical family issues, Paul Manganiello related that he needed to resign from his position on the committee; explaining that he appreciated all the hard work which the committee has done over the years to help realize affordable housing in the town of Norwich; and that he wishes all the committee members well in their future endeavors.

5. **Analyzing Norwich regulations to promote lower-cost housing types and affordable housing:**

Norwich will need to bring their zoning regulations in line with new State regulations. There is also a desire to adjust Norwich regulations to facilitate missing middle housing such as [duplexes, triplexes, middle housing. The next meeting will be devoted to an in-depth exploration of this topic, launching a process that will culminate in a report to the Planning Commission within several months..

6. Adjourn at 7:00PM. Next meeting will be Monday August 19th at 6:30 PM

Respectfully submitted by Paul Manganiello
APPROVED 09-10-2024