

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

MEETING MINUTES Amended

Monday, Dec. 16, 2024

Meeting started around 6:33 pm.

AHSC attendees: Jeff Goodrich, Brian Loeb, Jeff Lubell, and Creigh Moffatt.

Other attendees: Jaan Laaspere, Marsha Price, Christian Spalding, Steven True

1. Motion to approve meeting agenda passed 3-0.
2. First motion to approve the Nov. 18, 2024 minutes did not carry, with 2 votes in favor, 0 votes against and 1 vote abstaining.
3. Comments from the Public. Marsha Price from Homes for Norwich introduced herself.
4. Proposed revisions to Norwich's Accessory Dwelling Units provisions were discussed. There was consensus among AHSC members on the importance of bringing Norwich's regulations on ADUs into conformity with state law, and agreement on the need to make ADUs a permitted use (rather than a conditional use) and to clarify how the town's parking requirements related to ADUs. There were differences of opinion among the AHSC members present about whether to make additional changes at this time.
5. The AHSC held a discussion about Norwich's housing strategy and regulations. The following are some of the key points discussed:
 - a. The AHSC discussed a number of ideas for making housing more affordable in Norwich.
 - b. There was general agreement on the need to increase allowable density to facilitate the development of a more diverse housing stock in Norwich, such as duplexes, triplexes, townhomes and garden style apartments, that would be more affordable than the homes currently being developed.
 - c. Subcommittee members agreed to focus the next meeting on developing specific proposals for increasing allowable density in Norwich.
6. With Creigh Moffatt having joined the meeting, a second motion was proposed to approve the Nov. 18, 2024 minutes. It passed 3-0. (Jeff Goodrich was no longer in the meeting at this time, but his earlier abstention on this motion was noted for the record.)
7. Motion to adjourn passed 3-0.
APPROVED 02-24-2025 (amended 5a underlined)