

NORWICH PLANNING COMMISSION AFFORDABLE HOUSING SUBCOMMITTEE

Agenda

Monday, July 21, 2025 START TIME 6:00 pm

Hybrid Meeting: In-Person at Tracy Hall and via zoom:

Topic: Affordable Housing Subcommittee

Time: Jul 21, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83194128919>

Meeting ID: 831 9412 8919

1. Approve meeting agenda
2. Approve June 16, 2025 minutes
3. Public Comment
4. Review and discuss a schedule for addressing the previously agreed-upon priorities:
 - a. **Short-term priorities**
 - i. Work with PC and TRORC to shape future land use maps in regional plan
 - ii. Investigate re-applying for wastewater study or otherwise move wastewater conversation forward
 - iii. Conduct outreach to property owners and developers once the new zoning changes have been adopted to encourage awareness of new provisions.
 - b. **Medium-term priorities**
 - i. Investigate / develop policy for requiring affordability as condition for building more than one ADU
 - ii. Continue to investigate lands for developing affordable homes
 - iii. Develop ideas for strengthening Norwich's zoning regulations to better support missing-middle housing and reduce barriers to development in close-in locations
 - iv. Development of outreach Materials
5. Adjourn

Enclosures:

June 16, 2025 Minutes

Draft Priorities

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

Meeting Minutes

Monday, June 16th, 2025

Hybrid meeting – In person at Tracy Hall and by zoom.

Attendance: Members: Brian Loeb, Jeff Lubell, Creigh Moffatt, Jeff Goodrich. Town Staff: Steven True, Planning Director and Zoning Administrator.

1. **Meeting was called to order at 6:02 PM**
2. **Meeting Agenda.** The agenda was approved as submitted, 3-0
3. **Prior minutes.** The May 19th, 2025 minutes were approved as submitted, 3-0
4. **Comments from the Public.** None.
5. **Future Land Use Maps for TRORC Regional Plan**
 - a. Brian Loeb and Steven True led a discussion of regional planning priorities including the RPC's plan for a future land use map, the relationship of this map to the Act 250 process, and the relationship of this map to the State's new program for designated places.
 - b. Members discussed proactive outreach on the topic of future land use mapping. Jeff Lubell will reach out to the chair of the planning commission.
6. **Planning the Subcommittee's activities for the coming year**
 - a. Members discussed proposed AHSC priorities for the upcoming year. Members agreed with the list of priorities that had been included in the packet with two exceptions: (a) mid-term and long-term priorities were consolidated as mid-term priorities. Development of outreach materials was added to the priority list.
7. **Adjourn 6:47 PM**

Proposed AHSC priorities for Coming Year

1) Short-term

- a) Work with PC and TRORC to shape future land use maps in regional plan
- b) Investigate re-applying for wastewater study or otherwise move wastewater conversation forward
- c) Conduct outreach to property owners and developers once the new zoning changes have been adopted to encourage awareness of new provisions.

2) Medium-term

- a) Investigate / develop policy for requiring affordability as condition for building more than one ADU
- b) Continue to investigate possibilities for developing affordable homes on land owned by fire district, Dresden school district, and Dartmouth
- c) Develop ideas for strengthening Norwich's zoning regulations to better support missing-middle housing and reduce barriers to development in close-in locations
- d) Development of outreach Materials

Norwich Affordable Housing Strategy Review

Strategy #1 – increase the availability of dedicated affordable housing

Accomplished:

- Formalized the terms of the revolving loan fund
- Proposed increase in the density bonus for affordable housing (part of zoning changes proposed by PC)
- Reviewed land owned by Norwich and identified parcels to pursue; applied for VCDP planning grant to assess possibility of developing town-owned parcel on New Boston Road. (Application was not successful.)

Next steps

- A. Assess / implement strategy for requiring affordability as condition of approving ADUs after first permitted ADU
- B. Follow up with Fire District and Habitat about land they own along New Boston Road
- C. Follow-up with Dresden School District about land not being used for Dresden fields
- D. Reach out to Dartmouth to discuss land they own.
- E. Conduct outreach to developers to encourage them to consider developing affordable homes in Norwich (good timing would be after zoning changes adopted).
- F. Consider whether to ask voters to allocate funding to grow the revolving fund.

Strategy #2 – Facilitate the development of lower-cost housing types

Accomplished

- Conducted outreach about ADUs, including webinar and event with Hartford
- Zoning changes proposed by PC include changes that make it easier to develop ADUs

Next Steps

- A. Inform proposals for increasing the flexibility to develop missing-middle housing (e.g., triplexes, garden style apartments) in Norwich that will be considered in conjunction with next town plan.

Strategy #3 – Reduce barriers to new development

Accomplished

- Norwich applied for and received a planning grant to assess wastewater needs and assess opportunities. (That grant was subsequently returned to the state by the town)

Next Steps

- A. Move the wastewater conversation forward. Consider renewing grant application for wastewater assessment
- B. Work with TRORC to ensure the future land use maps for Norwich are appropriate and facilitate development of affordable homes within Norwich.
- C. Solicit opinions from property owners and developers about how to reduce cost of development in Norwich

Strategy #4 – Expand public understanding of housing issues

Accomplishments

- Conducted outreach to inform development of housing strategy and town plan; developed housing strategy and related town plan items; strategy incorporated into the town plan.
- Participated in public discussions about the impact on school taxes of lack of affordable housing.

Next steps:

- A. Expand educational materials available to public about affordable housing