

NORWICH PLANNING COMMISSION AFFORDABLE HOUSING SUBCOMMITTEE

Agenda

Monday, Nov. 10, 2025, START TIME 6:00 pm

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

Topic: Affordable Housing Subcommittee

Join Zoom Meeting

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

Meeting ID: 831 9412 8919

1. Approve meeting agenda
2. Approve Aug. 11, 2025 minutes and review Oct. 20, 2025 discussion minutes
3. Public Comment
4. General Updates
5. Discussion of TRORC Future Land Use Maps
 - a. Possible motion to convey recommendations to planning commission
6. Outreach re Norwich zoning changes and affordable housing policy
7. Next steps on developing policy for 2+ ADUs
8. Other Business
9. Adjourn

Enclosures:

Aug. 11, 2025 Meeting Minutes

Oct. 20, 2025 Discussion Minutes

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

Meeting Minutes

Monday, August 11th, 2025

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

Attendance: Members: Brian Loeb, Jeff Lubell, Creigh Moffatt (6:26).

Town Staff: Steven True, Planning Director and Zoning Administrator.

1. **Meeting was called to order at 6:26 PM**
2. **Meeting Agenda.** The agenda was approved as submitted, 3-0
3. **Prior minutes.** July 21st, 2025 minutes were approved as submitted, 3-0

Comments from the Public. Andrew Winter of Twin Pines Housing briefed the committee on their plan to potentially construct affordable housing units at Tax Map ID#15-039.000.

4. **Report out on Selectboard Hearing re proposed Zoning Amendments**
 - a. Members discussed upcoming vote to adopt the amended Zoning Regulations scheduled at the next regular meeting of the Select Board, August 13th.
5. **Next meeting TBD**
6. **Adjourn 6:54 PM**

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

Discussion Minutes

Monday, Oct. 20, 2025

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

Attendance: Members: Brian Loeb, Jeff Lubell, Pete DeShazo

Town Staff: Steven True, Planning Director and Zoning Administrator.

1. **Note:** A formal quorum of subcommittee members was not in attendance, so the group had an informal discussion without taking any official action in lieu of a formal meeting. The discussion, which began around 6 p.m., is summarized in these minutes.
2. **Public Comment:** No public present
3. **General Updates:** True summarized a call with Bill Kelsey of Twin Pines regarding their timeline to proposed development of the Unitarian Church property. True also updated the group on the status of the Upper Valley Agricultural Associations application for an Open-Air Market and multi-purpose building on US Rt 5 South.
4. **Discussion of TRORC Future Land Use Maps:** Subcommittee members discussed what follow-up actions should be considered from the presentation of the future land use maps made by TRORC at the September Planning Commission meeting. Subcommittee members discussed putting on the next agenda the possibility of joining in a letter to the RPC with the Planning Commission.
5. **Outreach re Norwich zoning changes and affordable housing policy:** Members discussed outreach strategies such as inviting developers to meet with the subcommittee and other measures to raise attention to the new land use regulations. This will be put on a forthcoming meeting agenda before any action is taken.
6. **Next meeting 6:00 PM November 10th, 2025**
7. **Adjourn 6:54 PM**