

Norwich Planning Commission and Affordable Housing Subcommittee Joint Special Meeting

Minutes 1/26/26

Planning Commission Members Present: Jaan Laaspere, Christian Spalding, Ernie Ciccotelli, Vince Crow, Mary Gorman, Bob Pape

Affordable Housing Subcommittee Members Present: Peter Deshazo, Jeff Lubell, Brian Loeb, Creigh Moffet

Staff: Steven True

Other Public: Kevin Geiger, TRORC

Meeting Opened:

1. Open Meeting; both committees have a quorum

2. Approve Agenda

Ciccotelli moved, seconded by Crow to approve the agenda.

Motion passed 6-0

3. Act 181 Tier 1b explainer and Q&A with Kevin Gieger, Senior Planner TRORC

Kevin Gieger discussed the process of updating the Future Land Use Map & Tier 1b opt-in options. TRORC is in the process of updating the region's Future Land Use maps, which include designations for Village Center, Village Area, and Planned Growth Areas. The Village Area is defined as the area surrounding the Village Center that is a denser residential area that is relatively walkable. These areas could qualify for state funding for affordable and workforce housing.

Once these areas are defined, the Town can opt-in for any of these areas to be designated as Tier 1B, which would create an Act 250 exception for housing only in that area. This doesn't affect local zoning so the town zoning regulations stay in place.

TRORC is aiming to adopt the updated maps later this year and go into effect in 2027

4. Tier 1b Opt-in discussion

The group discussed the draft of the Future Land Use map and opting in to a Tier 1B designation. The group will decide on its recommendation to the Select Board at the next regular meeting.

5. Adjourn

Ciccotelli moved, seconded by Crow, to adjourn the meeting.

Motion passed 6-0

Minutes by Vince Crow on 1/28/25