

NORWICH AFFORDABLE HOUSING SUBCOMMITTEE

DRAFT

Meeting Minutes

Tuesday, February 26, 2025

Tracy Hall and Zoom

Members present: Jeff Lubell (Chair), Jeff Goodrich (6:24), Creigh Moffatt, Brian Loeb, Peter DeShazo

Members absent: None

Staff: Steven True, Director, Planning & Zoning

Minute Taker: Steven True

Others Present: Anne Hill, Andrew Winter, Diane Amme, Lisa Talmidge, Susan Barrett, Marsha Price

- 1) **Call to Order:** By Chair Jeff Lubell at 6:05; a quorum is present.
- 2) **Approve Agenda:** True suggests moving agenda item five (5b) to agenda item four (4). Loeb **MOTIONS;** Goodrich seconds, to approve the agenda as amended, all in favor.
- 3) **Public comment for items not on the agenda:** None
- 4) **Review of Application by Twin Pines Housing Trust for Norwich Revolving Fund:**
 - a) Anne Hill speaks to a request by Twin Pines Housing and Starlake Village for funding from the Norwich Affordable Housing Revolving Fund (“Fund”) to support critical capital repairs at Starlake Village (“Village’), saying that Village Community faces significant capital needs for its privately managed water and septic infrastructure that exceeds the capacity of the moderate-income homeowners and their existing reserves given the aging of the property, and that without immediate intervention the long term viability of the fourteen (14) homes as a source of affordable housing is at risk. Lisa Talmidge speaks to importance of these homeowners to the community.

Lubell asks if they are asking for a loan versus a grant. Anne Hill expresses a preference for a grant. Lubell asks about the present infrastructure liability of 65K, and the additional liability of 172K coming up in 2033. Members and the public present discuss the possibility of the possibility of accessing matching funds from the Vermont Housing & Conservation Board (“VHCB”). Loeb notes that there is no competing request for funding at present, nor is any expected soon. Lubell requests that we focus the conversation initially on whether the application satisfies the criteria required by the Fund to disburse funds and then, if needed, on whether it makes sense to consider adjustments to the policy to accept the application. Members and the public present discuss. There are differences of opinion on whether the request satisfies the policy on its face. Members and public present discuss options including a change to the policy. Marsha Price and Susan Barrett both express support for Twin Pines’ request, with Barrett expressing that there is urgent need. Lubell polls members on their perspective; Deshazo, Loeb, Moffatt and Lubell are in general agreement that the request has merit and is worth considering how to fund. Goodrich requests that consideration of changes in the policy be warned as a future agenda item.

Moffatt asks whether the revolving fund has been accruing interest; True says he will look into this and report back at the next meeting.

Lubell thanks the public in attendance; discussion will continue at the next regular meeting.

5) Approve November and January minutes: Moffat **MOTIONS** to approve the November 10 minutes; Loeb seconds; Moffat **MOTIONS** to approve the November 10 minutes; Loeb seconds; MOTION carries 4-0-1; Goodrich abstains. Moffat **MOTIONS** to approve the January minutes; Loeb seconds; MOTION carries 4-0-1; Goodrich abstains.

6) Updates

a) **Municipal Planning Grant – ‘2026 Norwich Village Master Plan’:** True discusses the timeline for the MPG grant the Town was awarded, the formation of a steering committee and asked members to think of possible housing and infrastructure topics. Lubell expressed an interest in understanding the Village community’s interest in wastewater systems, and visualizations of novel infill housing ideas.

b) **Tier 1B and Future Land Use Maps:** Lubell describes the Tier 1b Act 250 exemption, and notes that the topic is in front of the Selectboard at their upcoming regular meeting.

7) Adjourn: Lubell **MOTIONS** to adjourn, Creigh seconds; all in favor, meeting adjourned at **7: 23 PM**