

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

Meeting Minutes

Monday, ~~Oct. 20, 2025~~ November 10, 2025

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

Attendance: Members: Brian Loeb, Jeff Lubell, Peter DeShazo, Creigh Moffat
Town Staff: Steven True, Planning Director and Zoning Administrator.

1. **6:02 Open Meeting; determined quorum**
2. **Approve Minutes**
Brian Loeb MOTIONS to approve the Aug. 11, 2025, minutes as submitted; Peter DeShazo seconds. All in favor. (4-0). Members review the October 20th minutes. Jeff Lubell notes that the three (3) members in attendance did constitute a quorum and proposes amendments to October 20 minutes to reflect the fact that it was a formal meeting. Peter DeShazo MOTIONS to approve the October 20th minutes as amended, Brian Loeb seconds. All in favor, Creigh Moffat abstains (3-0)
3. **Public Comment:** No public present
4. **General Updates:** Steven True summarized a meeting with Advanced Transit, himself and Brie Swenson, Director Norwich Recreation Department to discuss ways to improve ridership on the Brown Route. Advanced Transit to hold a public forum on February 9th at a community potluck event hosted by the Recreation department. Steven True updated the group on the Municipal Planning Grant (MPG) application.
5. **Discussion of TRORC Future Land Use (FLU) Maps:** Members discussed the FLU map concluding with a recommendation to expand the village area classification northward on Beaver Meadow Road to include the Transfer Station Parcel and to include the Hawk Pine neighborhood, noting its proximity to the Village Center and the presence of suitable soils.

Brian Loeb MOTIONS to empower the Chair to send these recommendations to the Chair of the Planning Commission. Creigh Moffat seconds. All in favor (4-0).
6. **Outreach re Norwich zoning changes and affordable housing policy:** Members continued to discuss the outreach strategy of inviting developers to meet with the subcommittee and other measures to raise attention to the new land use regulations.
7. **Next meeting 6:00 PM December 15th, 2025**
8. **Adjourn 6:54 PM**