

Norwich Planning Commission Meeting

4/14/2026

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

Others Present: Stephen True (Zoning Administrator), Lisa Talmadge, Susan Barrett, Marsha Price, Jeff Lubell, Anne Hill, Kata Sasvan, Karen Trombley

1. Open Meeting at 6:32pm

2. Approve Agenda

Spalding moved, seconded by Goodrich, to approve the agenda

Motion passed 7-0

3. Public Comment not on Agenda

N/A

4. Correspondence on items not on the agenda

N/A

5. Chair's Report

The Chair stated that the next Select Board meeting on 4/22/26 will discuss the short term rental regulations.

6. Affordable Housing Revolving Fund - Starlake Application of Funds

The group discussed the AHSC recommendation to approve the application from the Starlake Housing Trust and Twin Pines for funding from the Affordable Housing Revolving Fund. The request is to “cover accrued capital needs related to the community water and wastewater system.”

Lisa Talmadge, Susan Barrett, Marsha Price, Anne Hill, Kata Sasvan all spoke in support of the approval of the application. They discussed the current state of the water system and explained that they are on the verge of failure.

The Affordable Housing Revolving Fund was established in 2018 to fund new projects and has not been used. The group had consensus that the policy should be revised to add flexibility to include projects maintaining affordability in addition to projects creating new units.

Goodrich moved, seconded by Pape, to recommend to the Select Board to approve the application from the Starlake Housing Trust and Twin Pines for funding from the Affordable Housing Revolving Fund in the form of a loan up to the full amount, as well as revising the policy related to the funding in order to increase flexibility for qualifying projects.

Motion passed 7-0

7. Village Master Plan -Steering Committee

The group discussed the selection process for members of the Village Master Plan Steering Committee. The PC will have a special meeting on 4/28/26 to agree on the workplan outline for the steering committee as well as the procedure for selecting members.

8. Housing Chapter Delegation

The group had consensus to delegate to the AHSC to create a draft of the updated Housing Chapter of the Town Plan. This will be discussed in future meetings and the PC will continue to update the draft.

9. Current Planning Commission Bylaw Revision

The discussion for Bylaw revisions will be set as a future agenda item

10. Approve Minutes from 3/10/26

Spalding moved, seconded by Crow, to approve the minutes from 3/10/26

Motion passed 6-0 (Goodrich Abstained)

11. Adjourn

Spalding moved, seconded by Goodrich, to adjourn at 8:35 pm

Motion passed 7-0.

Future Regular Meeting –5/12/26 at 6:30 pm at Tracy Hall (also accessible via Zoom)

Minutes by Vince Crow on 4/17/26