

NORWICH PLANNING COMMISSION AFFORDABLE HOUSING SUBCOMMITTEE

Meeting Minutes

Monday, May 18, 2026

Hybrid Meeting: In-Person at Tracy Hall and via zoom. The meeting was called to order on or around 6:04 pm.

AHSC Members Present: Jeff Goodrich, Jeff Lubell, Brian Loeb, Aviva Tevah, Peter DeShazo, Gregory Hynes (6:15).

Members of the Public Present: Creigh Moffatt

1. **Motion to approve the meeting agenda** – Passed 5-0
2. **Public comment** -- none
3. **Annual Election of Officers**
 - a. Chair – Jeff Lubell reappointed Chair by a vote of 4-0-1 (Lubell abstained)
 - b. Vice-Chair: Jeff Goodrich reappointed Vice-Chair by a vote of 4-0-1 (Goodrich abstained)
 - c. Clerk: Steven True reappointed Clerk by a vote of 6-0.
4. **Motion to approve the 4/20/26 April meeting minutes** – Passed 4-0-2 (Tevah and Hynes abstaining).
5. **Updates** were shared about the Village Master Planning project (which is still just getting launched) and the application of Starlake Housing Trust and Twin Pines Housing Trust for revolving funds, which will now be moving to the Selectboard for a final decision.
6. **Review of the Norwich Housing Strategy** – The subcommittee reviewed the context for the existing housing strategy, what progress had or had not been made, and what outcomes have been observed. Among other points, the discussion highlighted several significant initiatives undertaken to implement items in the strategy, including a doubling of Norwich's affordable housing bonus and a detailed review of town-owned land that led to a proposal for state funding (that was denied) for one parcel and discussions with the fire district about another. The group also noted that a number of Accessory Dwelling Units (ADUs) have been permitted since the strategy was adopted and requested that the town planner provide more specific data on the exact number. The group also noted that one organization has announced plans to work on a dedicated affordable housing development in Norwich, though the project has not yet formally permitted. One member of the subcommittee requested that a brief report be prepared reviewing the strategy and what was or was not accomplished under it, which the Chair agreed to provide.
7. The next meeting, scheduled for June 15 at 6 p.m., will focus on zoning districts and density and the implications for housing affordability.

Adjourn