

NORWICH PLANNING COMMISSION AFFORDABLE HOUSING SUBCOMMITTEE

Agenda

Monday, June 15, 2026, 6:00 pm

Hybrid Meeting: In-Person at Tracy Hall and via zoom:

Topic: Affordable Housing Subcommittee

Join Zoom Meeting

<https://us02web.zoom.us/j/83194128919>

Meeting ID: 831 9412 8919

1. Approve meeting agenda
2. Public comment
3. Approve May meeting minutes
4. Updates
 - a. Planning Grants
 - b. Application of Starlake Housing Trust and Twin Pines Housing Trust for revolving funds
 - c. Other
5. Discussion of zoning districts, allowable residential uses and density, and impacts on housing affordability
6. Preparing for next discussions on housing chapter of the Norwich Town Plan

Adjourn

Attachments

5/18/2026 Meeting Minutes

Background material on zoning districts and allowable residential uses and density

Zoning Districts

We have four land use districts, three ‘overlay’ districts and flood hazard regulations.

The four districts are:

Rural Residential (RR): The purpose of the rural residential district is to allow low density development in a rural setting, while protecting the natural resources and limiting development in those areas of town accessed by unimproved or substandard roads.

Village Residential (I&II): The purpose of the village residential district is to provide for medium density residential development in a compact, neighborhood setting which is near municipal services and which is serviced or may be serviced in the future by community water and/or sewer facilities. (II) The purpose of the village residential ii district is to provide for higher density residential development for affordable housing and moderate-income housing.

Village Business (VB): the purpose of the village business district is to maintain the traditional village core as the social, commercial, cultural and civic center of the community while protecting and enhancing the area’s pedestrian scale, historic character and economic vitality.

Commercial Industrial (CI): The purpose of the commercial industrial district is to promote a mix of residential, commercial and appropriate industrial uses in an area of town with good highway access and limited potential to adversely impact historic neighborhoods or important natural or cultural resources

It is IMPORTANT to note that the Rural Residential District covers **98% (!!)** of Norwich land mass.

Each of these districts have permitted or ‘by right’ uses and conditional uses. An example by-right use is a single-family home, ADU or duplex in any district. An applicant simply has to apply for a building permit from the zoning administrator. Conditional uses are uses that require review by the Development Review Board (DRB), according to varying standards as listed in our land use regulations. The DRB has legal authority to apply conditions of approval, for example, limiting the hours of operation of a retail facility.

The overlay districts are shoreline protection, ridgeline protection, and aquifer protection overlays. Overlay in this context means that while the underlying zoning district standards will still apply, there may be additional standards if a property falls into a protection zone.

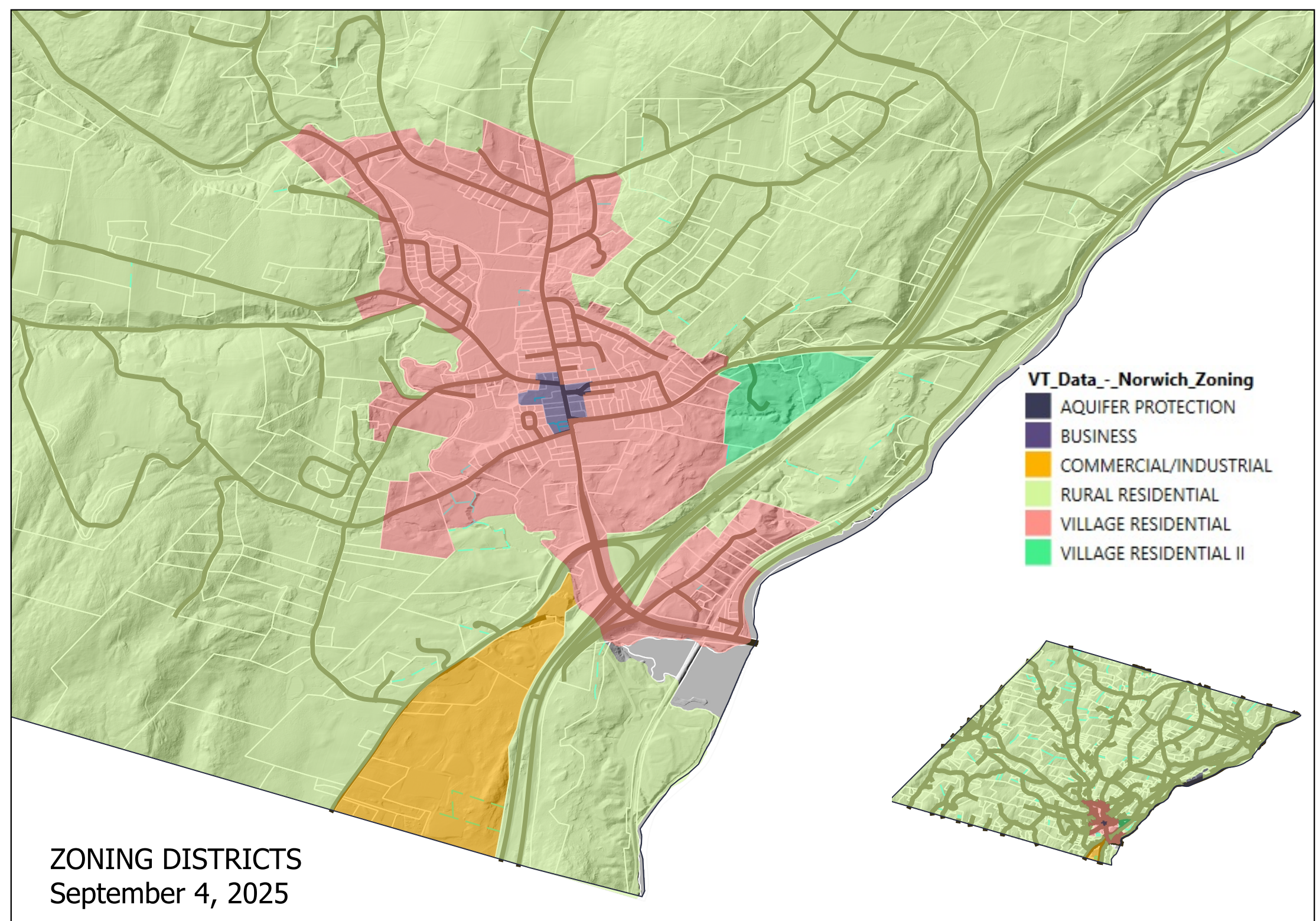
Flood hazard regulations apply to properties that fall within the FEMA floodplain boundaries, are federally mandated. Development is heavily restricted within this zone.

DENSITY or INTENSITY of use

In general, residential use is limited to one primary dwelling (single-family or duplex) and accessory use structures, such as outbuildings, gazebos, sheds, etc. Our land-use regulations do have provisions for multi-unit dwellings as a conditional use in the Commercial Industrial district or as part of Planned Unit Development (PUD) in all other districts.

A Planned Unit Development, authorized under the Act [§4417], are allowed in designated zoning districts to allow landowners to present to the Development Review Board development plans that differ from the basic requirements of the zoning regulations in cases where an alternative configuration may promote more desirable development design that achieves the goals and objectives of the Town Plan.

Density bonuses of 100% are allowed for qualified affordable units.



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