

# NORWICH PLANNING COMMISSION AFFORDABLE HOUSING SUBCOMMITTEE

## Meeting Minutes

Monday, June 15, 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 (6:15 PM), Brian Loeb, Aviva Tevah, Gregory Hynes

Staff: Steven True

Members of the Public Present: None

1. **Jeff Goodrich, acting as Chair, opens the meeting at 6 PM**
  2. **Motion to approve the meeting agenda – Passed 4-0**
  3. **Public comment -- none**
  4. **Motion to approve the May 18<sup>th</sup> meeting minutes – Passed 4-0**
  5. **Jeff Lubell joins meeting, resumes as Chair.**
  6. **Updates** were shared about the Village Master Planning project, which had its first kick-off meeting on the 9<sup>th</sup>, the group goal for the next meeting is to more closely define the project area. Members were also informed that the Starlake Housing Trust and Twin Pines Housing Trust application for revolving funds, was unanimously approved by the selectboard.
  7. **Discussion of zoning districts, allowable residential uses and density, and impacts on housing affordability** Steven True leads a discussion on the current zoning regulations and zoning districts, highlighting the intent of the current regulations are to maintain low development densities in areas of Town with limited and/or poor access to Town facilities and services, to maintain low development densities contiguous to large blocks of conserved public lands, and to encourage moderate to high densities in areas of Town with good access to Town facilities and services and close proximity to the village center. Steven introduced and answered questions about how maximum density for lot allotment is calculated. Steven then walked the members through some scenarios and also discussed the relationship of Planned Unit Development (PUD) review to the subdivision process. Members reviewed the TRORC future land use maps and discussed the potential for incorporating this into municipal zoning districts.
  8. The next meeting isscheduled for July 20 at 6 p.m.
- Adjourn