

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

**Meeting Minutes
Monday, July 20, 2026**

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

Members Present: Jeff Lubell, Brian Loeb, Pete DeShazo, Gregory Hynes

Members absent: Jeff Goodrich, Aviva Tevah

Staff: Steven True

Members of the Public Present: Lindsay McClure Miller

1. **Meeting opened, quorum determined 6:04**
2. **Motion to approve the meeting agenda** – Passed 4-0
3. **Public comment** – Lindsay introduced herself as a prospective member, members introduced themselves in turn.
4. **Motion to approve the June 15th meeting minutes** – Passed 4-0
5. **Updates** were shared about the Village Master Planning project; The steering committee is finalizing the statement of work to be issued as an RFP; another steering committee meeting was scheduled for the following evening. Members discussed the SOW's challenges and opportunities section, with members noting that the master plan must acknowledge housing as an important issue, note that other groups are addressing it, and signal the need for wastewater infrastructure
6. **ADU Permit Data Review**
Members reviewed permit data from the last six years, which looked at the number of ADU's, Single-Family homes and new lots created via subdivision. The data are as follows:

YEAR	ADU	SFR	NEW LOTS ADDED
26	1	4	4
25	4	4	9
24	2	2	0
23	8	5	2
22	2	4	0
21	5	4	0
20	1	9	8
TOTALS	23	32	23

Notes on permit data: SFR = Single-family residence. Not all of the ADUs are truly stand-alone housing units; many are more like club-houses as they lack either a bathroom, cooking facilities

or both. Also, there is substantial overlap between the new lots added and SFR columns as many SFRs are placed on newly created lots.

7. **Discussion of zoning districts, allowable residential uses and density, and impacts on housing affordability**

Jeff Lubell presented a draft summary of zoning reform concepts that he prepared for committee review and discussion. These are intended to inform both the next Town Plan and eventual zoning regulation rewrites. The subcommittee discussed.

Jeff Lubell will draft a memo to Planning Commission summarizing missing middle housing concepts as best practices, framed as early input as they develop the land use and housing chapters and circulate to the subcommittee before the next meeting for review. The memo will be discussed in the next meeting with the goal of finalizing it for transmittal to the Planning Commission.

8. The next meeting is scheduled for July 20 at 6 p.m.
Adjourn 7:10 PM