AFFORDABLE HOUSING SUBCOMMITTEE
Meeting Minutes

Monday, October 19, 2026
Hybrid Meeting: In-Person at Tracy Hall and via Zoom
Members Present: Jeff Lubell, Jeff Goodrich, Brian Loeb, Peter DeShazo, Gregory Hynes, Aviva Tevah, Lindsay McClure Miller
Members Absent: None
Staff: Steven True
Members of the Public Present: None

1. **Meeting opened and quorum determined** – Approximately 6:00 p.m.

2. **Approve meeting agenda** – Motion to approve the agenda, seconded. Passed 7-0.

3. **Public comment** – None.

4. **Approve September 14, 2026, meeting minutes** – Jeff Goodrich moved to approve the minutes; Peter DeShazo seconded. Passed 6-0-1, with Jeff Goodrich abstaining.

5. **Village Master Plan** – Steven True reported that consultants had conducted a site visit focused on pedestrian and transit safety, connectivity, local businesses, and village revitalization. The first public charrette is scheduled for December 3, with a second planned for the new year. Members discussed ensuring that affordable housing, including missing-middle housing, is addressed in the public engagement process and expressed interest in contributing to a housing-focused presentation or session. Members also discussed questions about the effects of additional housing on traffic, schools, services, and the tax base, and the value of preparing talking points and supporting information. Jeff Lubell requested advance notice when the Planning Commission considers Subcommittee materials; Steven True agreed to place the Subcommittee's missing-middle housing memo on a future Planning Commission agenda.

6. **Housing infrastructure and financing** – Jeff Lubell shared an analysis relating regional employment, commuting distances, housing demand, and public water and wastewater infrastructure, and agreed to share the analysis with Steven True and the Village Master Plan consultants. Members discussed transfer of development rights as a possible way to direct development toward growth areas, without reaching a conclusion about its suitability for Norwich. The Subcommittee also discussed state legislation allowing water and wastewater infrastructure to be financed through special assessment districts. Steven True expressed interest in including infrastructure financing options in the Village Master Plan process. Members briefly discussed changes to Act 181 and the value of an annual

legislative update; Steven True agreed to look into the timing of the Vermont League of Cities and Towns' legislative summary.

7. **Potential sites for affordable housing** – Members discussed a possible feasibility study of the northern portion of the town-owned property containing the transfer station and town garage on New Boston Road. Homes for Norwich is exploring private donations or grant funding for the study, and any request for Subcommittee action would be brought back to the group. Members reviewed preliminary site considerations, including topography, access, drainage, and restrictions associated with the communications tower. Members also discussed a potential area of approximately six to seven acres on Fire District land near Beaver Meadow Road. Steven True agreed to provide location information for that area. Further exploration would require coordination with Fire District leadership; members also discussed a possible site visit and Habitat for Humanity as a potential partner. No site selection or formal action was taken.

8. **Next steps and adjournment** – The remaining agenda items were postponed until the next meeting. Members discussed preparing talking points and updating housing-related facts and figures for the Village Master Plan public engagement process.
   The meeting adjourned at approximately 7:13 p.m.

Next meeting: November 16, 2026, at 6:00 p.m.