

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, April 10, 2014, Tracy Hall

Regular Meeting

Members Present: Gray, Stucker, LaRowe, Johnson, Flynn

Members Absent: Brink, Goodrich

Clerk: Phil Dechert **Others:** Creigh Moffatt, Ralph Hybels

Tom Gray, Chair called the meeting to order at 5:35 PM.

1. **Agenda** – Approved

2. **Minutes** – 3-27-14 – approved without changes

3. **Announcements & Reports, Correspondence & Updates:**

Gray reported recent progress of the Capital Facilities Planning & Budgeting Committee project for new Fire, Police, and Public Works facilities. The committee is now looking at conceptual design space allocations for the existing public works site and for both the existing and the ABC Dairy sites for fire and police. Some preliminary budget figures and comparative costs are also available. The Committee has scheduled a public meeting for April 16.

4. **Affordable Housing** – Affordable Housing Subcommittee members Creigh Moffatt and Ralph Hybels joined the meeting to discuss affordable housing and any recent developments. Dechert reported on a meeting with representatives of Twin Pines Housing and Vermont Housing & Conservation Board at the site of the fire/police facilities to discuss the feasibility of affordable housing if the site becomes available. The status of other potential sites was also discussed. Dechert was asked to draft a proposed amendment to the PUD section of the zoning regulations with a density bonus for developments including “Bungalows”, “Cottages”, and other very small houses.

Current members of the Affordable Housing Subcommittee include: Creigh Moffatt, Ralph Hybels, Kathleen Shepherd, Paul Manganiello, and Jeff Goodrich (PC Member). Gray appointed Jeffrey Lubell to the subcommittee.

5. **Zoning Regulation Amendments**

- a. Article II - Table of Permitted & Conditional Uses by District – A revised draft table indexing all permitted, conditional, and exempt uses by zoning district and type of required review was distributed. Members agreed the table is a major improvement. Dechert was asked to present a list of recommendations for specific uses in the table to be reviewed at the next meeting.
- b. Section 5.03 Site Plan Review – Section 5.03 (A) Purpose – will be rewritten to better relate to the actual content of the section. .

5. Adjournment 7:15 PM

Phil Dechert, Clerk

APPROVED 4/24/14

Future Meetings: Thursday, April 24, 2014 – 7 PM Regular Meeting

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