

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, February 12, 2015, Tracy Hall

Regular Meeting

Members Present: Gray, Goodrich, LaRowe, Brink, Lubell, Johnson

Members Absent: Flynn

Clerk: Phil Dechert **Others:** Brandy Saxton

Tom Gray, Chair, called the meeting to order at 7:08 PM.

1. **Agenda** – Approved as amended – Change #6 “Zoning Regulation Amendments” to “Town Plan Status”
2. **Comments from the Public** - None
3. **Minutes** – 1-22-15 – Approved
4. **Announcements & Reports, Correspondence** –
 - a. Dechert reported the Norwich Historic Preservation Commission has selected a consultant for the Norwich Comprehensive Historic Sites & Structures Survey: Phase I – Windshield Survey, and will start work later in March. It is anticipated field work collecting information will be in April and May. All structures including accessory buildings and objects will be entered into a database to be used for defining future more targeted and detailed surveys.
5. **Route 5 South/River Road Mixed Use Project** –

Reviewed “Route 5 South – River Road Planning Project in Context” prepared by Brandy Saxton.

Comments:

 - Although the study area is very small, it is very prominent.
 - Future development in this area will be subject to the same detailed site plan review and traffic studies as KAF was. A visual diagram of the development process was suggested.
 - Brandy described the Natural Resource Assessments and the calculations which eliminated 63% of the study area.
 - The costs of mitigation in the Act 250 review of Ag soils will be an issue.
 - PUD densities in the “Build-out under current zoning” section were corrected.
 - Consider moving “sustainability” to beginning of report.
 - Mixed-use in northern part of RT 5 S across from Car Store & Lewiston.
 - Extend Village Residential out Church Street to I91.
 - Leave Hopson Road zoning as RR.
 - Limited changes due to lack of infrastructure.
6. **Town Plan Update** -

A letter was received from TRORC reminding the Commission that the current Town Plan expires in January 2016 and will need to be re-adopted with some changes to meet required elements and support proposed changes to the land use regulations. Dechert suggested an addendum to the existing 2011 Town Plan may suffice.
7. **Adjournment 8:20 PM.**

Phil Dechert, Clerk

APPROVED 5/28/15

Future Meetings: February 26, 2015 7 PM Regular Meeting
 March 12, 2015 7 PM Regular Meeting with Brandy Saxton

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