

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, April 9, 2015, Tracy Hall

Regular Meeting

Members Present: Gray, Brink, LaRowe, Johnson

Members Absent: Flynn, Goodrich, Lubell

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

Tom Gray, Chair, called the meeting to order at 7:09 PM.

1. **Agenda** – Approved
2. **Comments from the Public** - None
3. **Minutes** – 2-12-15 – Deferred to next meeting. No meetings on 3-12-15 and 3-26-15 due to lack of quorums.
4. **Announcements & Reports, Correspondence** – None
5. **Route 5 South/River Road Study** - Review of Draft Report – 8 April 2015
 - a. Additional Graphic – Bubble Chart of Sustainability Elements to be inserted at Page 7
 - b. Place sections on Community Input, Natural Resources Assessment, and Current Zoning Analysis in the Appendix
 - c. Add an “Executive Study” at the beginning with recommendations
 - d. “Development is going to happen” should be more conditional – “If more development happens, it should be sustainable”
 - e. Housing Recommendations –
 - i. Consider using square foot area in place of number of units
 - ii. Density bonus for cottages under ?? square feet
 - f. Mixed-Use – Mandate vs. incentives; Must be mixed-use or nothing vs. more flexibility
 - g. Compact Development –
 - i. Variable parking requirements for senior, transit oriented, or small units
 - ii. Adjust frontage, set-back, and lot size for small houses
6. **Membership** - Discussion of potential new members and who will contact them.
7. **Adjournment** 8:36 PM.

Phil Dechert, Clerk

APPROVED 6/11/15

Future Meetings: April 23, 2015 7 PM Regular Meeting

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