

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, September 10, 2015, Tracy Hall

Regular Meeting

Members Present: Goodrich, LaRowe, Allen, Horwitz, Brien

Members Absent: Lubell, Brink

Clerk: Phil Dechert **Others:**

Jeff Goodrich, Chair, called the meeting to order at 7:06 PM.

1. **Agenda** – Approved
2. **Comments from the Public** - None
3. **Minutes** – 7-23-15 Approved without changes

4. Updates -

Dechert discussed the Vermont Technical College (VTC) Presentation on Norwich Farms Plan by Christopher Dutton at the Selectboard meeting September 9th. Norwich Farms is working on converting a shop to a cheese/dairy processing plant which needs to be built by December for grant purposes. VTC is starting a program in the fall of 2016 to educate and house students interested in dairy farming. One of the existing residences will be converted to a dormitory for up to 12 students. The project will be subject to zoning exemptions for state property, educational facilities, and agriculture, but may need to have limited site plan review.

5. Route 5 South/River Road Study -

The Commission continued discussion on allowing mixed-use on the west side of Route 5 South. Limitations of the existing Rural Residential zoning do not permit most non-residential uses and limit housing density. Dechert explained the concept of using site plan review and performance standards for review criteria of future development proposals instead of lists of permitted and non-permitted specific uses. The criteria considers the impact of a proposed new land use on the immediate neighborhood and the town. Review criteria may include traffic, noise, landscaping, screening, exterior lighting, parking, signs, and natural resource protection.

A draft outline of general guidelines based on the Route 5 South/River Road Study and a list of the Site Plan Review criteria in the existing zoning regulations were distributed. A new zoning district may use this same criteria with some additions.

The Commission also discussed:

- The application of these guidelines and criteria to various situations including to regulate chain store type development
- Waivers versus variances
- The impact on development on RT 5 S of State (Act 250) anti-sprawl and interstate interchange policies and regulations

6. Adjournment 8:05 PM.

Phil Dechert, Clerk

APPROVED 9/24/15

Future Meetings: September 24, 2015 7 PM Regular Meeting

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