

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, September 24, 2015, Tracy Hall

Regular Meeting

Members Present: Goodrich, Lubell, Horwitz, Brien

Members Absent: LaRowe, Brink, Allen

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** – 9-10-15 Approved without changes

4. **Updates -**

Jeff Goodrich discussed a recent guidance document for Act 250 criteria 9L published by the Department of Housing & Community Development on 9-18-15 and its possible impact on future development of the Route 5 South area. He will send an electronic copy to the members. There was additional discussion of the conflict between both Act 250 and the Regional Plan; and the Route 5 South/River Road Study. Both Dechert and Goodrich will continue research options.

5. **Route 5 South/River Road Study -**

Dechert distributed Section 5.03 Site Plan Review from current Zoning Regulations, Section 5.05 Planned Unit Development (PUD), and the Mixed Use Notes from the last meeting. The concept of making modifications to the existing zoning to accommodate mixed use and affordable housing in the study area was re-visited. Also, using the current Site Plan Review with some modifications and general rather than specific uses was discussed.

Also discussed:

- Is goal to have mixed use on each lot or to allow residential, commercial or both?
 - Consensus was the allowing both and letting market decide.
- Site plan review would insure compatibility with the immediate neighborhood and the area.
- Density Incentives apply to affordable/workforce residential, not commercial
- Limitations on location of Single Family Home large lots (“estate lots”)
- Affordability needs higher density - How high?
- Will need “outside \$\$”, land discount, grants, low interest for attracting affordable/workforce housing
- Harder to underwrite loans if too many regulations
- Affordable & workforce can also be senior housing except may have features for accommodating aging in place.
 - “Universal Design” for all phases of life
- Primary obstacle to density is lack of wastewater capacity.

Next Meeting:

- More information on Act 250 Criteria 9L
- Updated zoning status sheet
- Drafts of other Zoning Sections
- Zoning District Map
- RT 5 S/River Rd area – outline of criteria

6. Adjournment 8:18 PM.

Phil Dechert, Clerk

APPROVED 10/8/15

Future Meetings: October 8, 2015 7 PM Regular Meeting

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