

NORWICH PLANNING COMMISSION  
Meeting Minutes

Thursday, October 8, 2015, Tracy Hall

**Regular Meeting**

**Members Present:** Goodrich, Lubell, Horwitz, Brien, Brink, Allen

**Members Absent:** LaRowe

**Clerk:** Phil Dechert      **Others:**

Jeff Goodrich, Chair, called the meeting to order at 7:02 PM.

**1. Agenda** – Approved with additions:

- a. Solar EV charging station at D&W
- b. Long-term work schedule for zoning and town plan updates

**2. Comments from the Public** - None

**3. Minutes** – 9-24-15 Approved without changes

**4. Planning Commission Town Report Article**

The draft article was approved with a few minor changes.

**5. Grant Application for solar EV charging station at Dan & Whits** –

The Commission reviewed the proposal from the Energy Committee and unanimously agreed to support the grant application.

**6. Long-term work schedule for zoning and town plan revisions** –

Proposed schedules for completing the zoning regulation revisions and necessary revisions to the town plan are targeted for the end of 2016. Zoning regulation updates include flood and river corridor sections, mixed-use districts in the Route 5 South and River Road areas, and miscellaneous “fixes” in other sections. Updates to the Town Plan will include support for mixed-use districts in the Route 5 South and River Road areas; and additions to the energy and facilities chapters to comply with statutory requirements. The work schedule will be on every meeting agenda.

**7. Zoning Regulation Revisions**

Dechert reviewed the updated “Status of Zoning Regulation Amendments - 10-06-15” giving members an overview of the future tasks. The Commission also reviewed a list of zoning regulation concerns based on some specific appeal hearings by the Development Review Board.

**8. Route 5 South/River Road Study** –

Discussion based on “Mixed Use Notes 10-07-15” :

Eliminated #1 and #2 to allow for more flexibility for residential, commercial, or mixed use. Flexibility for affordable, workforce, or senior housing with density bonuses will be maintained.

Next steps:

- Look at specific areas for density and uses
- Add special criteria for this section to end of SPR section

**9. Act 250 Criteria 9L issue:**

Act 250 Criteria 9L limits sprawl type development in larger development projects

outside of state designated growth centers. The degree of the potential impact of 9L on development in the Route 5 South/River Road Area is not clear since 9L is a relatively new addition to Act 250 review.

The following documents were distributed to the Commission members:

- Criterion 9(L) Guidance 9/18/15 – Draft from Working Group organized by DHCD
- T. 10 § 6001(36). Definitions “Strip Development
- Criterion 9(L) Procedure 10-17-14 NRB

**10. Next Meeting:**

- More information on Act 250 Criteria 9L
- RT 5 S/River Rd area – Recommendations for specific areas

**11. Adjournment 8:35 PM.**

Phil Dechert, Clerk

*APPROVED 10/22/15*

**Future Meetings:**            October 22, 2015        7 PM Regular Meeting

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