

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, October 22, 2015, Tracy Hall

Regular Meeting

Members Present: Lubell, Horwitz, Brink (via phone), Allen, LaRowe

Members Absent: Goodrich, Brien

Clerk: Phil Dechert **Others:**

Nancy LaRowe called the meeting to order at 7:03 PM.

1. **Agenda** - Approved
2. **Comments from the Public** - None
3. **Minutes** – 10-08-15 Approved without changes
4. **Announcements, Reports, Updates & Correspondence**
 - a. Dechert gave updates on the status of the Selectboard’s facilities planning, and the denial by ANR of the permit application to rebuild the pool dam. The town may appeal.
5. **Route 5 South - River Road Study – Implementation**

Act 250 Criteria 9L – Anti-strip development review

Dechert recommended a good way to have future development comply the standards in Act 250 and the Regional Plan will be to design Site Plan Review criteria in the zoning regulations to not permit elements of “strip development” as defined by the state. “*Criterion 9L – Notes 10-22-15*”, a document distributed by Dechert outlined the criteria and some review standards to be addressed by site plan review.

Currently the area along Route 5 South has very few examples of strip development (Car Store and, to some degree, Norwich Commerce Park). Other commercial properties are off the road and screened. Residential development less of a concern, 9L applies more to commercial development.

Dechert will continue developing SPR criteria and monitoring VPA efforts to better define 9L.

Development potential at River Road area may be more interior rather than roadside. SPR criteria for Route 5 South may be suitable for the River Road area.
6. **Zoning Regulation Revisions**

No additional drafts ready
7. **Next Meeting:** Draft SPR criteria for Route 5 South & River Road areas.
8. **Adjournment** 8:02 PM.

Phil Dechert, Clerk

APPROVED 11/20/15

Future Meetings: November 12, 2015 7 PM Regular Meeting

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