

NORWICH PLANNING COMMISSION  
Meeting Minutes

Thursday, November 19, 2015, Tracy Hall

**Regular Meeting**

**Members Present:** Goodrich, Brink, Allen, LaRowe, Brien

**Members Absent:** Lubell, Horwitz

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

Jeff Goodrich called the meeting to order at 7:04 PM.

1. **Agenda** – Approved with addition of review of a CPG application
2. **Comments from the Public** - None
3. **Minutes** – 10-22-15 Approved without changes
4. **Announcements, Reports, Updates & Correspondence**
  - a. Selectboard voted again not to appeal the ANR decision to not issue a permit to replace the Norwich Pool.
  - b. Goodrich reported the Affordable Housing Subcommittee has a new chair, Ralph Hybels. Goodrich had attended a meeting to discuss Act 250 issues impacting affordable housing development.
  - c. Goodrich briefly discussed the Greater Upper Valley Solid Waste District and the future of the landfill site that will probably not be needed due to the dramatic reduction of waste being generated due to recycling. This may be an issue for a future meeting.
5. **Norwich Technologies, Inc. Application for a Certificate of Public Good (CPG)**
  - a. Project – 150kW Solar Group Net Metering System known as “Dan & Whits Solar One LLC Project”
  - b. Location – 673 Union Village Road, approx.760’ NW of Union Village Road
  - c. 240’ x 130’ ground mounted array
  - d. The Planning Commission may comment to the Public Service Board (“PSB”) regarding project compliance with the goals and objectives of the Town Plan.
    - i. The Town Plan strongly supports development of renewable energy resources as a replacement for nonrenewable resources.
    - ii. The Town Plan supports maintaining scenic areas with traditional working landscape. This section of Union Village Road is a Scenic Corridor. The siting of this installation will have minimal visual impact from the town roads.
  - e. The Commission asked the Clerk to send a letter of support for the project based on compliance with the Town Plan to the PSB.
6. **Route 5 South - River Road Study – Implementation**

Dechert reviewed the Act 250 Criteria 9L intended to control “strip development” along highways and how it may apply to the Route 5 South/River Road Study Area.

This area is outside of an existing settlement and is subject to 9L. Therefore any future development must make efficient use of land, roads, utilities and other infrastructure. For residential development this may be met by PUD review criteria and Site Plan Review (“SPR”) criteria. For commercial development,

new development must not contribute to “strip development”. This may also be met with SPR criteria.

A document was distributed “Site Plan Review – Compliance with Act 250 9L 11-19-15” with the Act 250 definition of “strip development” followed with a discussion of how the current Norwich Zoning SPR addresses the characteristics of strip development or could with minor changes.

The Commission discussed how each of the elements of strip development are addressed by the SPR criteria. Ortho photos of the study areas were reviewed to determine what strip development already exists (possibly the Car Store and Foggs).

**7. Zoning Regulation Revisions**

The Commission reviewed the latest version of Section 5.03 Site Plan Review with changes.

- 8. Next Meeting:** Continued discussion on Act 250 9L with Peter Gregory, Executive Director of TRORC and Peter Van Oot, an environmental attorney working with Act 250 permit cases.

**9. Adjournment 8:24 PM.**

Phil Dechert, Clerk

*APPROVED 12/10/15*

**Future Meetings:** January 14, 2016 7 PM Regular Meeting

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