

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, December 10, 2015, Tracy Hall

Regular Meeting

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

Members Absent: Clerk: Phil Dechert **Others:** Peter Van Oot, Brandy Saxton, Peter Brink, Chris Sargent, Anne Duncan Cooley, Jim Masland, Tim Briglin

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

1. **Agenda** – Approved
2. **Comments from the Public** - None
3. **Minutes** – 11-19-15 Approved without changes
4. **Announcements, Reports, Updates & Correspondence** – None
5. **Act 250 Criteria 9L – Site Plan Review criteria for Route 5 South & River Road Study areas**
 - Peter Van Oot, an environmental attorney with Downs, Rachlin and Martin, presented information on the Act 250 New Criterion 9(L) regarding Sprawl and Designated Growth Centers limiting “Strip Development” outside of existing “designated centers”. He expressed concern that the criteria in the statute will be very difficult to actually apply and the new criterion should be repealed. He suggested that the Town should support a repeal or re-write of the Criterion 9(L); make sure language in our town plan and regulations be specific, clear, and definitive; and actively participate in all Act 250 proceedings that involve the potential application of Criterion 9(L).
 - Brandy Saxton, a land use planning consultant who prepared the “Route 5 South – River Road Study” for the Planning Commission, was not convinced that Criterion 9(L) would apply to projects in the Study Area based on existing and proposed Site Plan Review Criteria in the Norwich Zoning Regulations which limits “Strip Development”. She also discussed the possibility of the area becoming a “designated growth area” .
 - Chris Sargent, a planner at TRORC, discussed the need for the town plan and land use regulations to conform with the regional plan.
 - A general discussion of these issues followed.
6. **Adjournment** 8:44 PM.

Phil Dechert, Clerk

APPROVED 2/11/16

Future Meetings: January 14, 2016 7 PM Regular Meeting

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