

NORWICH PLANNING COMMISSION
Meeting Minutes
Thursday, October 13, 2016, Tracy Hall

Regular Meeting

Members Present: Goodrich, Brien, Brink, Lubell, Thoms,

Members Absent: Horwitz, Allen **Clerk:** Phil Dechert

Others: Chris Sargent, Linda Gray, Lee Michaelides, David Hubbard, Brian Livingston

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

1. **Agenda** – Approved with change of date of minutes to be reviewed.
2. **Comments from the Public** – Brian Livingston restated concerns included in his 9-21-16 email to the Planning Commission regarding the proposed plans for re-zoning on Route 5 South including potential increased traffic on Ledyard Bridge, a requiring of a percentage of new units to be affordable, and alternative ways to increase affordable housing by adding units on existing small lots.
3. **Minutes** – 9-22-16 were approved with changes

4. **Meet With Chris Sargent – Planner at Two Rivers Ottauquechee Regional Commission (TRORC)**

• **Regional Land Use Plan**

The Regional Commission is proposing to expand area adjacent to the Village Area on the regional land use planning map to include the west side of Route 5 South and the area west of River Road, east of I-91, and south of Church Street. This change will accommodate the Norwich Planning Commission’s proposed mixed-use district. The town proposes to designate these areas as “Mixed Use Districts” (not Village) but not necessarily all of the area redesignated by TRORC. This change will eliminate potential conflicts between the town plan and the regional plan.

• **Norwich Town Plan update**

The Commission and Sargent reviewed the “Town Plan Update” list (10-13-16) of sections requiring revisions prior to readoption of the Town Plan. Sections to be updated are:

- Energy including use and resource information,
- Land Use revisions to support the proposed mixed use districts,
- Utilities and Facilities including current and future needs with estimated costs and financing, and
- Resiliency for flood hazard and fluvial erosion hazard areas. This includes updated mapping, and policies and strategies to protect these identified areas and to mitigate risks.
- TRORC will assist with energy data, flood resiliency mapping and data, and renewal of the Village Center Designation. Linda Gray and the Energy Committee are also assisting with the Energy updates.

5. **Zoning Regulation Update**

- Town review of new projects will include additional impacts on town services including fire, police, and public works.
- Tax impacts of new development needs to considered:
 - Additional students may reduce per student costs and increase payments from state, and

- Compact development accessed by state highways and near to existing town services may have lower costs relative to tax revenue.

6. Future Meeting Schedule & Agenda

- Update map
- Incorporate latest draft of “*Affordability Requirements in Mixed Use District DRAFT-10-18-16*” into zoning draft.
- Status of Town Plan update
- Review Zoning Article 5.

Adjournment 8:20 PM

Phil Dechert, Clerk

APPROVED 11/10/16

Future Meetings:

Thursday, October 27, 2016 – No Meeting Scheduled

Thursday, November 10, 2016 – 7 PM Regular Meeting

All Planning Commission agendas and minutes may be found at:
<http://norwich.vt.us/planning-commission/>