

NORWICH PLANNING COMMISSION
PRELIMINARY DRAFT
Meeting Minutes

Thursday, November 10, 2016, Tracy Hall

This set of minutes has not been reviewed or approved by the Planning Commission

Regular Meeting

Members Present: Goodrich, Lubell, Thoms, Allen

Members Absent: Horwitz, Brink, Brien **Clerk:** Phil Dechert

Others: Ernie Ciccotelli, Wilfred Smith, Gerry Tolman

Goodrich, Chair, called the meeting to order at 7:03 PM.

1. **Agenda** – Approved.
2. **Comments from the Public** –
 - Wilford Smith inquired about answers to a memo submitted by Pam Smith, why affordable housing is needed, and what is the new regulation adoption process.
 - Ernie Ciccotelli expressed concern that the DRB was granting too many waiver requests and the Planning Commission may want to re-evaluate the waiver provisions in the zoning and subdivision regulations.
 - Gerry Tolman inquired about the role of the regional commission in the zoning process.
3. **Minutes** – 10-13-16 were approved
4. **Zoning Regulation Update**
 - Reviewed Draft Zoning Section 5.06 PUD
 - 5.06 (E) Affordability Requirements in Mixed Use District
 - Updated Zoning District Map – the Commercial District east of Route 5 will be changed back to Mixed Use
 - Tax impacts of new development in Mixed Use Districts
 - Education – Impact on Taxes of 15, 30, or more new students – fixed costs may have minimal change, additional per student funding from State
 - Municipal – Dechert will talk to Department Heads – DPW, Fire, Police to determine impact on town budget of more development on Route 5 South/River Road.
 - Highways maintained by State, close to services
 - Need more details
5. **Town Plan Update**
 - Linda Gray and Energy Committee working resource data. Also looking at some specific pre-approved solar sites to be included in Town Plan.
 - Brandy working on Resiliency (flood and fluvial erosion)
 - Phil working on Facilities
6. **Future Meeting Schedule & Agenda**
 - Status of Town Plan update
 - Review Zoning Article 5

Adjournment 8:31 PM

Phil Dechert, Clerk

Future Meetings: Thursday, December 8, 2016 – 7 PM Regular Meeting

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