

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, December 8, 2016, Tracy Hall

Regular Meeting

Members Present: Goodrich, Lubell, Thoms, Allen, Horwitz, Brien

Members Absent: Brink **Clerk:** Phil Dechert

Others: Ernie Ciccotelli, Stuart Richards, Gerry Tolman
Goodrich, Chair, called the meeting to order at 7:02 PM.

1. Agenda – Approved with amendments.

2. Comments from the Public –

- Stuart Richards asked about proposed density in the Mixed Use District, impact fees, and requirement for a percentage of Affordable Housing in multi-unit projects in the Mixed Use District. He was given a couple of the latest draft of PUD criteria for the MU District. Impact fees have not been considered.
- Ernie Ciccotelli commented on what he considers is the over use of waivers by the DRB. Waiver provisions in zoning will be discussed at a future meeting.
- Stuart Richards expressed concern on the timeliness of PC agendas and minutes. The Clerk acknowledged the problem and the corrective measures being taken.

3. Minutes – 11-10-16 were approved with the addition of Brink to the attendee list.

4. Town Plan Update

The Clerk reviewed the current status of the re-adoption of the Town Plan

- Resiliency Section Draft completed by the Consultant and will be reviewed at the next meeting.
- Energy Section - two phases
 - Add data on resources and use and Identify three pre-approved sites.
 - Establish criteria for PSB review of proposed solar and wind projects to give the Town standing in PSB review of Norwich projects.
 - The first phase is for immediate adoption and is being drafted by Planner with assistance from the Energy Committee; the second is a six month project with TRORC and will be adopted at a later date.
- Land Use – Updates to define the proposed mixed use area are being drafted by the Consultant
- Facility Plan – Current inventory and future facility needs, replacement plans, and funding. Planner and Consultant are working on this.

5. Zoning – PUD in Mixed Use District

- Jeff Lubell reviewed changes to Section 5.06 Planned Unit Developments (D) Standards (13) Mixed Use PUDs. c. & d. and 5.06 (E) Affordability Requirements in Mixed Use District. Both changes relate to limiting application of standards to new structures. New construction will need to comply with affordability.
- The Planner will bring a proposal for increasing building height to accommodate three floors to the next meeting.

- The Planner questioned which use and density criteria apply to non-PUD development in the Mixed Use District. After discussion there was no consensus. The planner will create scenarios for different existing parcels for discussion at next meeting.
- Need to determine the minimum number of units in a project requiring a PUD review.
- The Planner will work on a build-out analysis for existing parcels in the proposed Mixed Use District under various scenarios.

6. Public Zoning Workshop

- January 26th at 7 PM (Tentative)
- Focus on Route 5 South/River Road Mixed Use District
 - History
 - Draft Regulations
 - Densities
 - Affordable Housing

7. Future Meeting Schedule & Agenda

- Plan 1/26/17 Workshop

Adjournment 8:55 PM

Phil Dechert, Clerk

APPROVED 12/22/16

Future Meetings: Thursday, December 22, 2016 – 7 PM Regular Meeting
Thursday, January 12, 2017 – 7 PM Regular Meeting

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