

NORWICH PLANNING COMMISSION
PRELIMINARY DRAFT
Meeting Minutes

Thursday, December 8, 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, 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

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/>