

NORWICH PLANNING COMMISSION
Meeting Minutes
Thursday, July 14, 2016, Tracy Hall

Regular Meeting

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

Members Absent: Brien, Thoms

Clerk: Phil Dechert **Others:** Stuart Richards

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

1. **Agenda** – Approved
2. **Comments from the Public**
 - a. Stuart Richards – Commented on future development on Route 5 South
3. **Minutes** – 6-9-16 approved without changes
4. **Announcements & Reports, Correspondence & Updates** - None
5. **Route 5 South/River Road Mixed Use District**
 - a. Affordability Requirements in Mixed Use Districts – Jeff Lubell presented revisions to the 6-9-16 version’s number of required affordable units for income levels relating to the Windsor County median family income adjusted for household size.
 - b. Mixed Use PUD Provisions – 13 July 2016 v – Revisions to Brandy Saxton’s draft Mixed Use PUD Provisions were reviewed. Section 13 d. i. Housing Types appears to be in conflict with the Affordability Requirements section. Other changes were accepted.
 - c. District Boundaries – Discussion of a map of the area being considered for the Mixed Use District, includes the following four areas:
 - The west side of Route 5 South (currently zoned Rural Residential);
 - The east side of Route 5 South (currently zoned Commercial/Industrial);
 - The area between I-91 and River Road, south of Church Street, to the southern end of the Cook property - approximately 2500’ (currently zoned Rural Residential); and
 - The south side of Church Street and west of I-91 to the Village Residential District (currently zoned Village Residential II).
 - d. Additional discussion included:
 - Base density in the district;
 - Limits on large lot single family homes in areas suitable for higher density affordable or senior housing; and
 - Adding Lewiston to Mixed Use District.

6. Adjournment 8:25 PM

Phil Dechert, Clerk

APPROVED 7-28-16

Future Meetings: Thursday, July 28, 2016 – 7PM Regular Meeting
 Thursday, August 11, 2016 – 7 PM Regular Meeting
 Thursday, August 25, 2016 – 7 PM Regular Meeting

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