

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, July 28, 2016, Tracy Hall

Regular Meeting

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

Members Absent: **Clerk:** Phil Dechert **Others:**

Jeff Goodrich, Chair, called the meeting to order at 7:08 PM.

1. **Agenda** – Approved
2. **Comments from the Public** - None
3. **Minutes** – 7-14-16 approved without changes
4. **Announcements & Reports, Correspondence & Updates** –
 - A request from TRORC to meet with Chris Sargent to review Regional Future Land Use Plan was received. A meeting will be scheduled in September. The importance of coordinating the regional plan with the Norwich Town Plan and zoning was discussed.

5. Route 5 South/River Road Mixed Use District -

The Commission has been focusing on the Site Plan Review and Planned Unit Development (PUD) sections especially as they apply to mixed use districts and affordable housing. The Flood Hazard Review section is being drafted and combined with River Corridor Review. The Conditional Use Review, Development Envelope Review, and Ridgeline Protection Review sections have limited proposed changes and will be reviewed at a future meeting.

Discussion centered on:

- The degree of commercial versus residential development in a PUD in the mixed use districts
 - Should PUDs be only residential or combined residential and commercial?
 - If combined, should a minimum portion of project be residential, based on building foot print, useable floor area, or land area?
 - All commercial may not be a PUD
- Maxim allowed density based on:
 - Total acres in lot or just buildable acres,
 - Size of dwelling units, number of dwelling units, or other factors

Lubell will send some additional parameters for household size in the PUD affordable housing section to the Clerk.

6. Adjournment 8:38 PM

Phil Dechert, Clerk

Future Meetings:

APPROVED 8-11-16

Thursday, August 11, 2016 – 7 PM Regular Meeting

Thursday, August 25, 2016 – 7 PM Regular Meeting

Thursday, September 8, 2016 – 7PM Regular Meeting

All Planning Commission agendas and minutes may be found at:

<http://norwich.vt.us/planning-commission/>