

NORWICH PLANNING COMMISSION
Meeting Minutes
Thursday, September 22, 2016, Tracy Hall

Regular Meeting

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

Members Absent: Goodrich, Brien **Clerk:** Phil Dechert

Others: Andy Scherer

Susan Brink, Vice-Chair, called the meeting to order at 7:05 PM.

1. **Agenda** – Approved
2. **Comments from the Public** – Andy Scherer, Hazen Street, expressed concern with the Route 5 proposals and the preservation of farm land. There was a brief discussion of how farm land is addressed in the development review process by the town and the state.
3. **Minutes** – 9-8-16 approved with changes
4. **Announcements & Reports, Correspondence & Updates:**
 - Email from Brian Livingston regarding concerns with the impacts of Route 5 South Development on traffic on the Ledyard Bridge and wastewater. The Clerk will respond.
5. **Zoning Regulations - Route 5 South River/Road Area update**
 - Dechert reported that state statute limits tax values assigned to dwellings with deed restrictions to maintain affordable resale prices.
 - Jeff Lubell submitted a revised “Affordability Requirements in Mixed Use District”. The revision included:
 - A sliding scale for Maximum Density;
 - All developments in a PUD must have at least 25% of the units affordable to households at 70% of AMI;
 - Sliding scale for the middle tier of affordability, with smaller developments having a lower requirement and larger developments a higher requirement; and
 - An excel spreadsheet and a memo explained the changes.
 - A discussion of the revisions followed:
 - Details of the proposed criteria and policies.
 - Contact developer(s) for feasibility of proposal.
 - Tax implications of affordable housing on Route 5 South (State Hwy)
 1. Increase in municipal services could be minimal due to proximity to services and accesses from a state highway.
 2. School taxes could be reduced if additional students live in new housing.
6. **Town Plan Update**
 - Must be updated and re-adopted by end of year or soon after.
 - Must be re-adopted before zoning changes may be adopted.
 - Land Use, Energy, Resiliency, and Facilities sections need updates
 - Land Use – Route 5 South and Village Center Designation
 - Energy – Resources, costs, etc. and criteria for PSB review of solar projects.

- Flood Resiliency –
 1. Mapped flood and fluvial erosion areas (done), policies and strategies to protect these areas.
 2. Policies and strategies to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.
- Facilities – Inventory, future needs of facilities, potential costs of maintenance or upgrades and potential financing methods as is required by statute.

7. Next Agenda Items:

- Chris Sargent – TRORC Regional Land Use Plan and Norwich Town Plan updates.
- Calculations for development of affordable projects in mixed use district (Goodrich).
- Presentation for Public Forums.

8. Adjournment 8:18 PM

Phil Dechert, Clerk

APPROVED 10/13/16

Future Meetings:

Thursday, October 13, 2016 – 7PM Regular Meeting

Thursday, October 27, 2016 – 7PM Regular Meeting

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