

NORWICH PLANNING COMMISSION  
Meeting Minutes

**Thursday, April 13, 2017, Tracy Hall**

Regular Meeting

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

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

**Others:** Stuart Richards, Linda Cook, Calli Guion, and Marcia Calloway

Jeff Goodrich, Chair, called the meeting to order at 7:00 PM.

1. **Agenda** –Approved. Switched order of Agenda Items #2 and #4.
2. **Minutes** [Moved from Agenda #4] –3-30-17 Minutes approved with changes.
3. **Announcements, Reports, Updates & Correspondence** –
  - a. **Proposed Meeting Procedures:** Lubell suggested beginning each meeting with informing the public of the topics and goals of that meeting. Lubell also suggested that during “public comment” questions to the board may be answered briefly. It was agreed that there would be an opportunity for public comment on each agenda item before moving to the next topic.
  - b. Communication with the Selectboard was also discussed.
4. **Comments from the Public** – [Moved from Agenda #2]
  - a. Stuart Richards suggested the Planning Commission should look at options for off-site wastewater sites for affordable housing at the ABC Dairy site on Church Street.
  - b. Stuart Richards also asked what the maximum number of dwelling units were being planned for in the Route 5 South Mixed Use area. This may be recalculated when the Commission returns to the mixed use project after updating the Town Plan and other zoning.
5. **Planning Commission Proposed Strategy & Plan – Town Plan & Zoning** [Added to Agenda]

The Clerk presented the following plan and strategy for completing the Town Plan re-adoption and updating zoning regulations for discussion at a future meeting:

  - a. Postpone Route 5 South/River Road Mixed Use Area Town Plan and Zoning changes,
  - b. Finish other sections of Town Plan update and adopt,
  - c. Outreach programs for both Town Plan and Zoning,
  - d. Revise Zoning Regulations and Subdivision Regulations (other than Mixed Use Districts) and adopt,
  - e. Phase II update of Town Plan Energy Section with siting criteria to conform with Section 248 hearings,
  - f. Revisit Mixed Use and propose changes to both Town Plan & Zoning simultaneously
    - i. Survey of Residents/voters while Mixed Use district is on hold; and
    - ii. Collect and photograph samples of other built projects in region, and
  - g. Start updating Town Plan, one chapter at a time.
6. **Town Plan Update Status**
  - a. The Commission reviewed an updated Town Plan Work Schedule - 4-12-17

b. Energy Section – Reviewed edits. Draft approved.

c. Land Use Section – Reviewed edits in draft and added additional minor edits.

Clerk was asked to have finished versions of changed sections for April 27 and complete plan with both mark-up version and clean version for May 11.

**Adjournment** – 8:40 PM

Phil Dechert, Clerk

*APPROVED 4/27/17*

Future Meetings:

Thursday, April 27, 2017 – Regular Meeting

Thursday, May 11, 2017 – Regular Meeting

Planning Commission Agendas & Minutes available at: <http://norwich.vt.us/planning-commission/>