

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, September 22, 2005

Tracy Hall - Meeting Room

Members Present: Daniel Johnson (Chair), Adele Fulton (6:55 - 9:25) Douglas Hoffman (leaving 9:30), Ralph Hybels, Jaye Pershing Johnson, Jeffrey D. Mathias, Lynn McGrew, Alison McRee, Stuart L. Richards

Staff: Phil Dechert

Public: 30 members of the public, including guest speakers.

The Chair called the meeting to order at 6:35 PM.

1. Approve Agenda -

7:30 PM limit on the discussion of expansion of the Village Residential District was agreed to by unanimous consent. The Chair will email a draft staff review before the next meeting.

2. Comments from the Public - From Irv Thomaes, Evelyn Marcus and Mary Ann Hankel in support of the expansion of the Village Zoning District.

3. Announcements & Correspondence - Letter from Town Manager Soares about an independent review of the planning process to be done by Two Rivers Ottawaquechee Planning Commission (TRORC).

4. Zoning Regulation Revisions -

A. Expansion of Village Residential District - Continued

1. Water Supply issues - Mr. McMullan said the source is permitted at 125,000 gallons per day, for a six-hour day, and about 90,000 gallons per day are currently being pumped. The current permit is based on current use rather than any engineering limitations. Mr. McMullen estimated that 15,000 to 20,000 gallons per day, or the usage to be generated by 62-100 new units could comfortably be accommodated by the system without any change in the current system. Mr. McMullan stated that 264 units could trigger a permit review. However, Mr. McMullen noted that the supply line to the village from the reservoir could handle 2,500 to 3,000 gallons per minute, while the current Town usage peaks at 240 gallons per minute.

2. Wastewater issues - No one spoke to this.

3. Traffic Impacts - Chuck Wise - (TRORC) - said trip generation would not be a problem for the main arteries. Mr. Wise stated that, while estimating trip generation is difficult, trips generated by even the worst case scenario of 264 units (or 10 times the size of the proposed Agway development) could be accommodated by the roads. When asked what this traffic would do to Ledyard bridge traffic at peak hours, C. Wise said that the increased congestion caused by this project might encourage the use of public transportation, bicycles and people

walking into Hanover. This project might require the reclassification of Routes 10A and 5 (portions of Main and Church Streets) to class 1 which would result in greater local control; the Town would have greater control over maintenance and priorities and make more self-regulatory choices. Mr. Wise also opined that with a village designation, more grant money is generally available for projects such as sidewalk installation, bike and pedestrian facilities and scenic beautification.

4. Affordable Housing - Rob Bryant, Twin Pines Housing, Peter Scarpignato, Housing Vermont, Anne Duncan Cooley, Upper Valley Housing Coalition. P. Scarpignato said Housing Vermont likes to work with a minimum of 20 units but in this case he felt 28 units were necessary due to the high cost of the land. He said a market study and soils studies which would examine sewage potential for the property would be done after a sales contract had been signed. He didn't know when that would be nor did he say when the zoning change was needed, although the speakers indicated that the opportunity to build out the Agway site could be lost if action was not taken expeditiously. R. Bryant said Twin Pines tries not to develop projects less than 6 units.

Ann Duncan Cooley was asked who she represented and whether her group planned to contribute financially to the affordable housing effort in Norwich. She said she represents a group of employers, builders, bankers, and others who want to promote housing. Her group will not contribute financially to Norwich's affordable housing. Rob Bryant said that this project will require no taxpayer assistance and will be done with grant money. When asked how many school age children this project might generate, R. Bryant replied that they use the statistic 0.4 child per unit and that the units would be a combination of rental and ownership units. John Vogel a board member of Twin Pines Board said he thought this was a good location for affordable housing. Creigh Moffatt, chair of the Affordable Housing Committee, indicates her committee supported the expansion.

B. Articles 1 - 3

Action: Motion by J. Mathias, second D. Hoffman, to accept Article I as written. Passed 8-0-1 (abstain: S. Richards).

Action: Motion by J. Mathias to accept Art II except for the tables, Second L. McGrew Passed 7-0-2 (Abstain: A. Fulton, S. Richards)

Action: Motion by L. McGrew to accept tables 2.1 through 2.8, J. Mathias second, D. Johnson - friendly amendment to discuss 2.7 later. Passed 6-0-3 (Abstain: A. Fulton, S. Richards, J. Johnson).

Action: Motion by J. Mathias, second D. Hoffman, to accept table 2.7 with J. Mathias' changes with the exception of E-3. Passed 6-3-0 (Against: D. Johnson, A. Fulton, J. Johnson).

P. Dechert will give the PC the remainder of the zoning draft by 9/29/05.

5. Survey

Review mailing logistics, cover letter, and budget -

Action: Motion by J. Mathias to approve the draft letter including factual information e-mailed 9/19 by J. Mathias. Second, L. McGrew. Question Called by D. Johnson, unanimous. Motion Defeated 4-5-0. (For: L. McGrew, S. Richards, J. Mathias, D. Hoffman; Against: A. McRee, A. Fulton, D. Johnson, J. Johnson, R. Hybels).

Action: Motion by A. McRee to approve the draft letter e-mailed 9/19 by J. Mathias with the “facts” removed. R. Hybels second. Passed 5-4-0 (For: A. Fulton, J. Johnson, D. Johnson, A. McRee, R. Hybels; Against: L. McGrew, D. Hoffman, S. Richards, J. Mathias).

Action: R. Hybels motion, second (?) to amend final line of letter to read “If you would like to offer more detailed responses, please do so here and return with the survey.” Passed unanimous.

Action: Motion by J. Mathias to adopt Town Plan Survey Budget as e-mailed 9/19 by J. Mathias, second D. Johnson. Passed unanimous.

6. Old Business -

Meeting regarding tax rates, development and population. - Update - Guest speakers will appear at the next meeting.

Punch list Update - Joint Meeting with DRB 10/27 . Start this meeting at 6:00 PM.

7. New Business - 2nd half of planning grant. P. Dechert handed out a revised grant. He has removed staff time from the grant and changed other items because of the problems they created in the last submission for state funding.

A. Fulton left at 9:25.

8. Minutes - 8/25/05, 9/8/05

D. Hoffman left at 9:30.

Action: J. Mathias moved acceptance of the 8/25/05 minutes, second S. Richards. Withdrawn. R. Hybels will redo the 8/25/05 minutes with just the motions made, the results of each motion, the topics covered and those present at the meeting.

Action: Motion by J. Mathias to approve 9/8/05 minutes, Second A. McRee. Friendly amendment accepted from A. McRee to change her vote to abstaining on the 7/28 minutes in item #8. Passed 5-0-2 (For: D. Johnson, J. Johnson, A. McRee, R. Hybels, J. Mathias; Abstain: L. McGrew, S. Richards).

9. Future Agenda Items & Schedule -

Thursday, September 29 - 6:30 PM Special Meeting - Development and Taxes, Staff Evaluation

Thursday, October 13 - 6:30 PM Regular Meeting

Thursday, October 27 - 6:00 PM Joint meeting with DRB (6:00 to 7:00) & Regular Meeting

10. Comments from the Public - Alison May commented on the extension of the residential district which will be discussed on Oct. 13. Virginia Close talked about affordable housing for current

Norwich residents. Candace Vandouris lives at Star Lake and commented on the market for 1 and 2 bedroom affordable housing units.

11. Adjournment - 9:45 PM by unanimous consent. Meeting adjourned at 9:45 PM.

Respectfully submitted,
Stuart L. Richards, acting scribe

Jeffrey D. Mathias, Clerk, Norwich Planning Commission

Approved: October 27, 2005