

NORWICH PLANNING COMMISSION

Public Hearing Minutes

Wednesday, November 2, 2005

Tracy Hall - Meeting Room

Members Present: Daniel Johnson (Chair), Adele Fulton, Douglas Hoffman, Ralph Hybels, Lynn McGrew, Alison McRee, Jeffrey Mathias, Jaye Pershing Johnson, Stuart Richards

Staff: Phil Dechert

Public: There were about 65 members of the public present.

Hearing called to order by Chair at 7:05 p.m.

Public Hearing to receive public comment on two proposed amendments to the Norwich Zoning Regulations.

D. Johnson explained the chronology of adopting a zoning ordinance.

J. Johnson explained Proposal #1.

Proposal #1 - Amendment to expand the Village Residential District to include approximately 42 acres along the easterly side of the current boundary of the Village Residential District, south of Church Street, and west of Interstate 91.

J. Mathias explained Proposal #2.

Proposal #2 - Amendment permitting a density bonus of up to 150% of the permitted overall density in the Rural Residential District within a distance of one mile from Tracy Hall in instances in which not less than 70% of the total number of dwelling units created are Affordable Housing units as defined in Section 5.1A of which one third are Work Force Housing units as defined in Section 5.1B.

Summary of some of the public comment:

There were many comments from members of the public speaking in favor of one or the other of the two proposals. Most urged prompt action and spoke in favor of providing a way to develop affordable housing. Several landowners who would be affected by a change in zoning of the 42 acres including the former Agway lot spoke in favor of the change. Some asked questions about the impacts of the zoning change such as taxes, schools, and traffic, which were addressed by others in attendance. Several members of the public suggested trying to combine the merits of both proposals. Still others suggested doing both but doing Proposal #1 first and then doing Proposal #2 later. Towards the end of the public hearing, a straw poll was taken of their support for either Proposal #1 or Proposal #2, or a combination of the two. People were allowed to vote on all three, if they wanted. By a show of hands, a strong majority supported Proposal #1, a minority supported Proposal #2, and almost everyone in attendance supported a combination of the two.

Without further comment pending from the public, the Chair adjourned the public hearing at 9:25 p.m.

Respectfully submitted,
Jeffrey D. Mathias, clerk, Norwich Planning Commission