

NORWICH PLANNING COMMISSION

Meeting Minutes

Tuesday, May 10, 2007

Tracy Hall - Conference Room

**Members Present:** Daniel Johnson, Adele Fulton, Tom Gray, Ralph Hybels, Lynn McGrew, Alison McRee, Richard Stucker, Jaye Pershing Johnson

**Members Absent:** Jeffrey Mathias

**Staff:** Phil Dechert

**Public:** Mary Ann Hankel, Creigh Moffatt, Kathleen Shepherd, Irv Thomae, Mark Langlois

The Chair called the meeting to order at 6:37 p.m.

**1. Approve Agenda** -The agenda was amended to add election of officers after zoning regulations review. The amended agenda was approved by **unanimous consent**.

**2. Comments from the Public**- None

**3. Announcements & Correspondence** – Dechert reported that the Selectboard adopted MAPA and “on the record” review of appeals for DRB hearings starting August 1, 2007. He also reported that, as of July 1, 2007, the Town will no longer issue septic permits. All permitting and enforcement will be under the jurisdiction of the State.

**4. Zoning Regulation Revisions - Inclusionary Zoning**

Mary Ann Hankel and Creigh Moffatt from the Norwich Affordable Housing Committee distributed hand-outs and discussed information they had regarding inclusionary zoning:

- No similar communities in Vermont have inclusionary zoning.
- Laws regarding inclusionary zoning vary from state to state – not legal in some, mandated in others.
- Burlington, VT - mandatory inclusionary zoning; Hanover, NH - not mandatory.

There was discussion regarding how inclusionary zoning may work in a smaller town like Norwich and whether density bonuses would be more effective.

It was agreed that some of the legal issues regarding inclusionary zoning in Vermont should be researched before continuing work on draft regulations. One issue of concern is a provision for a developer to pay a set fee per unit into an affordable housing fund in lieu of building the affordable units in the project. Dechert and the Affordable Housing Committee will research this.

A vote on the following motion from the 3-8-07 meeting had been postponed to the first meeting in April and then to May 10.

**“Action:** Motion by J. Mathias that both the subdivision regulations and the draft zoning regulations be amended in appropriate places to include the requirement that when a developer triggers Act 250 or builds 10 units within a 5-year time period, that they be required to provide 20% (1 of each 5) of the units to be affordable housing in perpetuity as defined in the zoning draft. Seconded by R. Stucker.”

**Action:** A vote on the motion was called. The motion failed 0-7-1 (McGrew abstained)

Although members voted against the motion, many were not against the concept of inclusionary zoning but rather wanted to see a new proposal with specific wording to be presented at a future meeting after more research and discussion.

A study group of McRee, McGrew, and Gray will draft a new proposal for an

inclusionary zoning section for the zoning regulations. It was understood that the current zoning draft will not be held up for an inclusionary zoning section.

### **5. Zoning Regulation Revisions - Review of Public Hearing Comments**

Fulton expressed concern that there were areas of the draft regulation that had not been thoroughly reviewed by the current membership of the Planning Commission, so there were inconsistencies between earlier versus later sections of the regulation. She will be making corrections to typos in the draft regulation and submitting those revisions to Dechert shortly and will bring a list of other issues back to the Commission.

Mark Langlois commented on the proposed road and driveway regulations to accommodate emergency vehicles. He also expressed concern regarding setbacks from seasonal brooks.

The following items will be referred to study groups for review based on comments by public:

Table 2.9 - Ridgeline Overlay District

Section 3.05 - Existing Small Lots - Remove merger requirement

Section 3.14 - Fire Protection

Section 3.15 - Driveways

Section 5.07 - Development Envelope Review and 3.13 Fragile Features

The Planning Coordinator will draft revisions for the following sections:

Table 2.8 - Shoreline Overlay - Waivers

3.10(B) - Noise – Add “at property line” and exclude noises associated with residential activity

3.10 (G) - Underground Utilities - Move to 5.03 Site Plan Review (not applicable to single family homes)

4.08(B) and (C) - Home Business/Industry Traffic - Revise language

5.03(D)(1)b - District Standards - Remove “Building Entrance facing roads”

Provision for Gas Stations will be addressed in town plan update and a future amendment.

### **6. Election of Officers**

Richard Stucker nominated Daniel Johnson for Chair, Ralph Hybels for Vice-Chair and Jeffrey Mathias for Clerk. Nominations were closed. The nominated slate was **elected** by a vote of 8-0.

The Commission expressed appreciation to Jeffrey Mathias for his dedicated and conscientious service as Clerk.

**7. Minutes** - The minutes of 3-08-07, 3-19-07, 3-22-07 and 4-26-07 were approved with some minor corrections.

### **6. Comments from the Public** - None

The next meetings are scheduled for:

Thursday, May 24 - 6:30 p.m. (regular meeting)

Thursday, June 14 - 6:30 p.m. (regular meeting)

7. *Adjournment* - 9:40 p.m.