

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, August 14, 2008

Tracy Hall - Meeting Room

**Members Present:** Daniel Johnson, Brooke Adler, Tom Gray, Ralph Hybels, Richard Stucker

**Members Absent:** Jaye Pershing Johnson, Jeff Goodrich

**Clerk:** Phil Dechert

**Others:** Lynn McGrew

Daniel Johnson, Chair, called the meeting to order at 7:18 p.m.

**1. Approve Agenda** – Agenda was approved by **unanimous consent**.

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

**3. Town Plan** –

**Status of meetings with groups**

Profile & Economy – Hybels has scheduled a meeting with Finance Committee, Henry Scheier, and Irv Thomae on August 18.

Historical – Stucker met with Nancy Osgood and asked Dechert to send information to Nancy Hoggson.

**Land Use Town Plan Issues**

Members agreed that the following issues should be addressed in the Land Use Section in addition to what is already there:

Mixed-Use Centers – Higher density clustered development

Affordable Housing

Rural Development – Review and evaluate effect of new subdivision regulations

River District – Low density, low impact mixed-use

Inclusionary Zoning

Service Stations

Village Buffer District

**4. Inclusionary Zoning** –

Dechert had distributed an August 12, 2008 Draft of an Inclusionary Zoning (IZ) section. Gray led the members through paragraphs A & B explaining the objectives of the IZ committee. Discussion centered on the minimum number of units that required review under the IZ regulations; defining whether the minimum number should apply to a lot or a person, or both; a reasonable time frame for determining the number of units; and a definition of related parties.

Dechert will research the Act 250 definition of related parties and revise the draft for the next meeting.

**5. Minutes** – The Minutes for 7-24-08 were approved as written.

**6 Adjournment** – 9:20 PM

Phil Dechert

*APPROVED 9-11-08*

**Future Meetings:** August 20 at 5:30, September 11 at 7 PM