

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, November 13, 2008

Tracy Hall - Meeting Room

**Members Present:** Daniel Johnson, Tom Gray, Richard Stucker, Ralph Hybels, Jaye Pershing Johnson, Brooke Adler, Jeff Goodrich

**Members Absent:**

**Clerk:** Phil Dechert

**Others:** Susan Hastings, Chris Hastings, Ned Redpath

Daniel Johnson, Chair, called the meeting to order at 7:05 p.m.

**1. Approve Agenda** – #7 Inclusionary Zoning was moved ahead of #6 Town Plan  
The Revised Agenda was approved by **unanimous consent**.

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

**3. Announcements & Correspondence** – The town web site at [www.norwich.vt.us](http://www.norwich.vt.us) has been updated and redesigned.

**4. Minutes** – October 16, 2008 minutes approved as read.

**5. Zoning** – New request from Susan Hastings for change in VR I District Boundary on Koch Road.

Susan Hastings requested that her property at 31 Hast Charm Way be included in the Village Residential I District. The two properties on Hast Charm Way are the only properties with access from Koch Road that are in the Rural Residential District. Commission members agreed that increasing the density of properties adjacent to the existing Village is consistent with “smart growth” principals and the intent of the town plan.

The commission members requested the Clerk prepare a draft policy for changing the boundaries of the VR I District and an amendment to the zoning map to be considered at the next meeting. Any change will require a public hearing by the Planning Commission and by the Selectboard.

**6. Zoning** – Selectboard Adoption of October 15 Draft.

On November 12, 2008, the Selectboard voted 3-2 to adopt the October 15 Draft of the Zoning Regulations. The regulations will become effective December 3, 2008.

Dechert and Gray will draft a letter to the Selectboard thanking them for their work on this lengthy process and outlining the issues that still need to be addressed.

**7. Inclusionary Zoning**

October 20 Draft – (C) (3) In-lieu-of fees: The mechanics of collecting any fees due at the time of sale was discussed. An agreement or lien may be needed to ensure payment at the closing.

(C) (4) – OK

(C) (5) – Need to determine the legality of giving preference to those working in town.

(C) (6) – Delete

(C) (7) – Investigate the need for requiring a ratio between owner-occupied and rental units.

**8. New Business** – “Planning Commission communications with the public” will be added to a future agenda.

**Adjournment** – 9:50 PM

Phil Dechert

*Approved 12-11-08*

**Future Meetings:**

Thursday, December 11 at 7 PM

Thursday, January 8 at 7 PM