

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, April 23, 2009

Tracy Hall - Meeting Room

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

Members Absent: Jaye Pershing Johnson **Clerk:** Phil Dechert

Others: John Lawe, Jean Lawe, Ed Childs, Sharon Racusin, Kathleen Shepherd, Creigh Moffatt, Melinda Stucker

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

SPECIAL PUBLIC FORUM

Re: Inclusionary Zoning Amendment to the Norwich Zoning Regulations

Dechert reviewed the history of the proposed amendment and the main points:

- 20% of the units in a new development with five or more housing units will be Affordable Housing or Moderate Income Housing.
- Five or more units include:
 - Conversion of existing structures into five or more additional housing units
 - Other housing units developed by the same person on the same or contiguous parcels within the previous seven years.
- Inclusionary Zoning Standards:
 - (1) Standards ensure that the affordable units are similar in basic quality and appearance to the market rate units while allowing for some variations.
 - (2) Construction schedules ensure integrated development of the inclusionary units throughout the development. A Phasing Plan shall provide for development of affordable units concurrently with market rate units.
 - (3) Applicant may elect to pay fees in lieu of building the required affordable units.
 - (4) Project developer incentives include a 50% density bonus.
 - (5) Preference will be given to potential buyers who are employed in the Town of Norwich.
 - (6) Affordable units shall remain affordable in perpetuity.

Hybels explained difference between Affordable Housing and Moderate Income Housing

- AH – affordable for buyers making 80% of Windsor County median income or less.
- MIH – affordable for buyers making 120% of Windsor County median income or less.

Discussion included the following:

- Without a municipal sewer, limitations of on-site wastewater capacity will always limit affordable housing potential.
- There is a possibility that Inclusionary Zoning restrictions will limit any multi-unit developments.
- Development of affordable housing in Norwich will require funding in addition to income from the specific project due to high cost of land and low density.

- Senior Housing is an example of higher density housing in the Village that works.
- Inclusionary Zoning is not the sole solution but just part of the Affordable Housing Tool Box.
- If adopted, the Inclusionary Zoning Amendment will need to be monitored closely and modified quickly as needed.
- Flexibility through waivers should be considered.

The Public Forum was closed at 8:25 PM.

Regular Meeting

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

2. Comments from the Public – None

3. Announcements & Correspondence –

The following correspondence was received:

- Emails from Richard Olson and Sara Reeves relating to the Inclusionary Zoning.
- An email from the Energy Committee with recommended revisions to the Energy Chapter of the Town Plan.

4. Minutes – April 9, 2009 minutes approved with the inclusion of Hybels version of the Lynn McGrew article by **unanimous consent**.

5. Town Plan –

Transportation Chapter – 4-21-09 Draft – The entire chapter was reviewed except for the goals, objectives, and actions which will be re-organized and drafted for the next meeting. Goodrich and Dechert will take the new draft to the Transportation Committee meeting on April 27, 2009.

Transportation goals, objectives, and actions will be discussed at the next meeting along with the Energy Chapter.

6. Adjournment – 9:15 PM

Phil Dechert

APPROVED 5/14/09

Future Meetings:

Wednesday, May 6 at 7 PM – Forum on Roads and Recreation Facilities

Thursday, May 14 at 7 PM – Regular Meeting

Thursday, May 28 at 7 PM – Regular Meeting