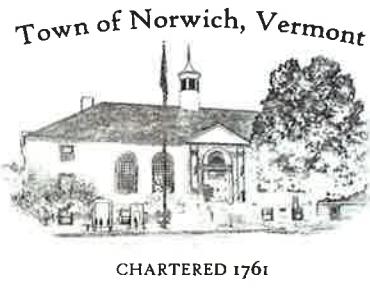


NORWICH PLANNING COMMISSION

11/15/17



Enclosed is the 2017 Norwich Town Plan for your review and approval. Continuing a longstanding practice in Norwich of alternating between comprehensive rewrites and minor updates, this document is an update of the 2011 Town Plan, rather than a comprehensive rewrite such as occurred in 2011. This helps manage the substantial workload and expense associated with comprehensive revisions. Versions of the 2017 Town Plan marked to show changes from the (a) 2011 Town Plan and (b) draft from the July 2017 public hearing are included, so edits can be examined.

In the process of updating the Plan, the Commission has considered a wealth of public comments submitted in a variety of forums, as well as input from the regional planning commission and changes in state law. Key updates included in the 2017 Town Plan are summarized below:

- Numerous changes were made based on the recommendations from the Two Rivers-Ottauquechee Regional Commission (TRORC) to ensure the plan conforms to state requirements.
- Support for a village center designation for the Norwich village center has been added to allow the town to regain that designation.
- Changes to the energy section have been made based on recommendations from the Norwich Energy Committee to address evolving state requirements
- The prior plan recommended consideration of the establishment of new hamlets. We have deleted this based on regulatory changes and the lack of available land and infrastructure in areas previously identified.
- Wetlands requirements have been updated to reflect state rule changes. Flood plain modifications reflect lessons learned from Hurricane Irene.
- A range of additional changes has been made, based on input from some members of the public, to make it clear that additional discussion is needed before deciding whether, and if so how, to modify the zoning in the Route 5 South area, as studied and recommended by the 2011 Town Plan.
- Most tables and data have been updated where information was available. Some of the tables and data are based upon the decennial Census, and updates are dependent upon the 2020 US Census.

We look forward to discussing the revisions to the Town plan to assist you in expediting adoption for the benefit of Norwich and our community.

Respectfully submitted,

Jeff Goodrich, Planning Commission Chair

A handwritten signature in blue ink that reads "Jeff Goodrich".