

Although all the objectives and recommended actions in this plan are important, the Planning Commission has identified the following four major implementation themes as having a higher priority that will demand its immediate attention in concert with that of other boards and committees.

Sustainable Development

1 Identify areas easily accessible to good roads, town services, schools, and public transportation to be considered for ~~lighter-density~~ energy efficient development.

2 Create incentives for a diversity of housing types to meet the needs of all ages, financial situations, and life-styles.

3 Identify wastewater capacity, ~~either~~ on-site ~~or off-site~~, that will support the proposed level of development in each area.

4 Begin implementation with ~~community character~~ *a town wide survey* and planning workshops to identify appropriate ~~areas~~ densities, site plan and design patterns, etc. for future growth in these residential ~~and undeveloped~~ areas.

5 Create new land use regulations and districts based on the plans developed as a result of the planning process called for above.

Housing

1 Adopt land use regulations that recognize and allow for a diversity of housing types to meet the needs of all ages, financial situations, and life-styles.

2 Create density incentives for affordable and work force housing, *but NOT for market rate housing*

3 Develop wastewater treatment for areas without adequate on-site wastewater treatment capacity that are otherwise suitable for ~~higher~~ *higher* density development.

Natural & Historic Resources

1 Review and revise land use regulations to support maintaining open space and the conservation of natural and scenic resources.

2 Consider density incentives for clustering of residential housing and commercial developments and special development review criteria for areas with significant resources.

3 Specifically define, and clearly delineate on maps, significant resources. Significant resources may include: farm land and forest land; riparian buffers along the town's rivers, streams, and lakes; wetlands and vernal pools; aquifers and groundwater; significant wildlife habitats, corridors, and crossings; historic sites and structures; and scenic areas.

Energy Efficiency

1 Recognize that energy efficiency and sustainability are critical issues for now and the future, and that they must be a major consideration in planning for future public and private development, transportation, and infrastructure improvements.

2 Focus on providing alternatives to the use of single occupancy vehicles, energy efficient new buildings, and upgrading older buildings to meet new standards and codes.

3 Consider revising land use regulations and adopting ordinances and other regulations to ensure that future development is energy efficient and sustainable, in addition to voluntary or incentive based private, municipal and state programs.

The four major implementation themes are based on the following objectives and actions from different chapters of this plan.

Sustainable Development

4. town profile

Action A.1.c.

~~Consider~~ explore the possibility of providing municipal sewage disposal within the fire district area to support a more concentrated pattern of development.

Action A.1.d.

Incorporate fiscal impact assessment into the review and permitting of development projects to determine the appropriateness of a project within the context of overall planning for the town.

5. housing

Action B.1.a.

Adopt land use regulations that recognize and allow for a diversity of housing types to meet the needs of all ages, financial situations, and life-styles.

9. transportation

Action G.11.b.

~~Review~~ land use regulations to allow both public and private park-and-ride facilities in key locations to allow commuter traffic to transfer from single-occupant vehicles to public or private busses or carpools.

Housing

5. housing

Objective B.1.

Encourage a diversity of housing types to accommodate all ages, financial situations, and life-styles.

Action B.1.a.

Adopt land use regulations that recognize and allow for a diversity of housing types to meet the needs of all ages, financial situations, and life-styles.

Action B.2.a.

Consider adopting local building codes to maintain energy efficiency, personal safety, and sustainability.

Objective B.5.

Make provisions for and facilitate the creation of different types of affordable housing as needed.

Action B.5.a.3.

Explore and evaluate multiple strategies for encouraging the creation of affordable housing including but not limited to: Density incentives for smaller houses, bungalows, or cottages, and accessory apartments or houses in or adjacent to existing houses.

8. facilities

Action E.3.a.

Action E.3.a. Determine whether a public wastewater treatment system would create a viable basis for increasing housing density in designated areas.

Natural & Historic Resources

11. resources

Action I.3.d.

Use Norwich's zoning and subdivision regulations to promote the conservation of farmland by permitting homes to be clustered while maintaining viable tracts of productive farmland.

Objective I.5.

Protect the aquifers and groundwater that are the sources of Norwich's present and future drinking water supply.

Action I.5.b.

Identify and map all public water supplies and known aquifers in Norwich.

Action I.6.f.

Require the maintenance or establishment of vegetated riparian buffers along the town's surface waters in order to filter stormwater runoff, prevent soil erosion, protect wildlife and fish habitat and maintain water quality.

Action I.8.d.

Maintain provisions in Norwich's zoning and subdivision regulations to minimize the loss of wetlands to development.

Action I.9.a.

Define, identify, map and document Norwich's significant wildlife and plant habitats.

Action I.9.b.

Map larger blocks of contiguous forest land and potential travel corridors between those blocks in Norwich and neighboring towns.

Energy Efficiency

5. housing

Action B.2.a.

Consider adopting local building codes to maintain energy efficiency, personal safety, and sustainability.

9. transportation

Action G.6.b.

Build pedestrian and bicycle paths connecting village centers, recreation areas, town facilities, and paths to other towns to promote health, safety, and alternative modes of transportation in Norwich.

~~Review~~ Consider Action G.11.b.

~~Review~~ land use regulations to allow both public and private park-and-ride facilities in key locations to allow commuter traffic to transfer from single-occupant vehicles to public or private busses or carpools.

10. energy

Action H.1.h.

Develop and implement a program of upgrading to, and maintaining, energy-efficient and nonpolluting exterior lighting for both public and private facilities including streetlights. Exterior lighting should be controlled by timers and light sensors to reduce usage when not needed and only low-level security lighting should be on all night.

Action H.7.g.

Consider adopting local building codes to maintain energy efficiency, personal safety, and sustainability.

Don't want to do this work

Review land use regulations of

Explore additional measures for sewage disposal

Sustainable Development

1.0. energy

Objective H.8.

Coordinate land-use and transportation planning that promotes energy-efficient transportation.

1.2. land use

Action K.1.a.

Develop and implement strategies to encourage higher density development around designated outlying hamlets and planned town developments (PLDs) delineated by conservation of open space.

Action K.2.e.

Consider, as part of a long-term public town planning process, developing wastewater treatment for areas without adequate on-site, soil-based wastewater treatment capacity that are otherwise suitable for higher density development. Alternatives, subject to considerations of feasibility and cost-effectiveness, may include a new municipal system, connections to existing systems in neighboring towns, decentralized community systems, or use of new on-site treatment technologies.

Action K.3.g.

Investigate the creation of additional commercial or mixed use districts on River Road and Route 5 North that are compatible with existing residential uses and sensitive to natural resources in the area.

Housing

1.0. energy

Action H.7.g.

Consider adopting local building codes to maintain energy efficiency, personal safety, and sustainability.

1.2. land use

Action K.2.e.

Consider, as part of a long-term public town planning process, developing wastewater treatment for areas without adequate on-site, soil-based wastewater treatment capacity that are otherwise suitable for higher density development. Alternatives, subject to considerations of feasibility and cost-effectiveness, may include a new municipal system, connections to existing systems in neighboring towns, decentralized community systems, or use of new on-site treatment technologies.

Natural & Historic Resources

1.1. resources

Action J.3.d.

Use Norwich's zoning and subdivision regulations to promote cluster/open space development, so as to maintain a significant amount of open space.

Action J.6.f.

Identify, designate, map and document Norwich's significant historic sites or structures to encourage greater public recognition, enjoyment and protection of these resources.

1.2. land use

Action K.1.c.

Promote, through incentives in land use regulations, the clustering of residential housing with the goal of preserving larger contiguous parcels for farming, forestry and the preservation of open space.

Action K.1.d.

Create incentives for clustering of residential housing and commercial developments in order to preserve natural resources and open lands.

Action K.2.d.

Maintain other protection areas such as steep slopes and ridge-line areas which may need additional evaluation on a site-specific basis prior to development. These areas should be clearly delineated on maps, and specific criteria and conditions for development should be established.

Energy Efficiency

1.0. energy

Objective H.8.

Coordinate land-use and transportation planning that promotes energy-efficient transportation.

Action H.8.g.

Include bicycle paths as a component of the town's Capital Improvement Program and pursue federal and state funding for their construction.