

**Agenda for the Special Selectboard Meeting  
on Saturday, February 3, 2018 at 3:00 PM**  
(Times Are Approximate)

- 1) Call to Order \*\* 3:00 PM \*\*
- 2) Public Comment (for items not on the agenda) (Discussion Item) 15 minutes
- 3) Town Plan (Discussion Item) 90 minutes
  - a) Answer Pending Questions – FAQs

Breakout Session: Housing Element, including Affordable Housing  
Land Use Element, including Rte. 5 South

**Next Meeting – February 6, 2018 at 7:00 PM**

***To receive email notices of Selectboard meetings and hearings, agendas, minutes and other notices, send an email to [manager-assistant@norwich.vt.us](mailto:manager-assistant@norwich.vt.us) requesting to be placed on the Town Email List.***

**Agenda for the Special Selectboard Meeting  
on Tuesday, February 6, 2018 at 7:00 PM**  
(Times Are Approximate)

- 1) Call to Order \*\* 7:00 PM \*\*
- 2) Public Comment (for items not on the agenda) (Discussion Item) 15 minutes
- 3) Town Plan (Discussion Item) 90 minutes
  - a) Answer Pending Questions (FAQs)
  - b) Breakout Session: Land Use Element, including Rte. 5 South  
Housing Element, including Affordable Housing

**Next Meeting – February 14, 2018 at 6:30 PM**

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## Miranda Bergmeier

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**From:** Stephen Flanders <stephen.n.flanders@gmail.com>  
**Sent:** Wednesday, January 31, 2018 8:56 AM  
**To:** Cook Linda; Layton Mary; Langhus John; Pepper John  
**Cc:** Miranda Bergmeier; Herb Durfee  
**Subject:** Markups to the Town Plan for Saturday SB Packet  
**Attachments:** Proposed markups of Town Plan 2018-01-29.pdf; ATT00002.htm

Dear Colleagues,

Because of the short time between now and Saturday's meeting and because Miranda is busy producing the Town Report, I'm sending this directly to you as part of Saturday's packet.

In the attachment, I have attempted to make a few key changes that are targeted at the nervousness that townspeople have about future zoning that may occur, despite explicit language that emphasizes a change in zoning is not a recommendation of the plan.

I have attempted to do the following:

- Provide clarity on what degree of development would raise property taxes through a proposed study.
- Emphasize working within the current zoning ordinance.
- Emphasize achieving tax neutrality in new development.
- Propose incentives that increase the viability of low-income housing.
- Establish a study committee to better define the relationship between school-age population and school property taxes to better inform decisions about housing.
- Provide incentives to donate property with bodies of water that may serve as a replacement town pool.
- Remove mention of sewer connection to adjacent communities as a recommended option.
- Change Map 11 to indicate retaining the west side of Rte. 5 south as zoned rural residential—its current status.

I don't believe that any of the above changes the status quo on the prospects for affordable housing in a negative way, other than the option to have it ride on the back of a larger development on the west side of Rte. 5, a concept that appears to have strong vocal opposition. I look forward to your insights at our upcoming meetings.

# Proposed Markups of November 2017 DRAFT Norwich Town Plan

Current	Proposed
<b>Goals, Objectives, Actions</b>	
<p><b>Goal A: Protect the town’s fiscal health by guiding the location, form and pace of development to make best use of existing facilities and service</b></p> <p><b>Objective A1</b> Limit the rate of residential and commercial development to not exceed the capacity of existing and planned municipal infrastructure, facilities, and services.</p> <p><b>Action A1a</b> Enact a capital budget so that the pace of residential development can be tied to reasonable expansions of, and improvements to, service systems.</p> <p><b>Action A1b</b> Utilize capital planning and budgeting to minimize future tax increases and maintain a predictable fiscal situation for the town and its taxpayers.</p> <p><b>Action A1c</b> Continue to explore the possibility of providing municipal sewage disposal and municipal water systems to support any development, while being mindful not only of original costs but also the costs of maintenance and improvements and the need for protections to keep population growth at moderate levels.</p>	<p><b>Goal A: Protect the town’s fiscal health by guiding the location, form and pace of development to make best use of existing facilities and service</b></p> <p><b>Objective A1</b> Limit the rate <i>and character</i> of residential and commercial development to <del>not exceed the capacity of existing and planned municipal infrastructure, facilities, and services</del> <i>have a neutral or beneficial effect on property taxes.</i></p> <p><b>Action A1a</b> <del>Enact a capital budget so that the pace of residential development can be tied to reasonable expansions of, and improvements to, service systems.</del> <i>Identify break points in demand from additional development in town that would trigger the need for additional town staff, capital equipment or facilities in service of that development.</i></p> <p><b>Action A1b</b> <del>Utilize capital planning and budgeting to minimize future tax increases and maintain a predictable fiscal situation for the town and its taxpayers.</del> <i>Identify the added costs that would occur with the added staff, equipment or facilities that would be weighed against the value of the added developed property to determine whether such development is tax neutral or represents a greater or lesser burden to existing properties.</i></p> <p><b>Action A1c</b> <del>Continue to explore the possibility of providing municipal sewage disposal and municipal water systems to support any development, while being mindful not only of original costs but also the costs of maintenance and improvements and the need for protections to keep population growth at moderate levels.</del> <i>Identify a pace of development, measured in building capacity per year (bedrooms, commercial square feet, etc.) that would prevent timely review of new developments in terms of their potential tax impact and thereby provide a ceiling on the approval of building permits in a given year for each category of development.</i></p> <p><b>Action A1d</b> <i>Until the above study can be completed, consider limiting building permits for new residences to 12 per year or 24 per year for affordable, workforce or elderly housing.</i></p>

## Proposed Markups of November 2017 DRAFT Norwich Town Plan

<b>Supporting Text</b>	
<p>P. 8-7: To ensure that growth levels are moderate and to limit Norwich’s potential financial exposure, it may be possible to place limits on the number of housing units that can attach to the sewer system of a neighboring town.</p>	<p>P. 8-7: To <i>prevent growth beyond historical or sustainable rates</i> and to limit Norwich’s potential financial exposure; <del>it may be possible to place limits on the number of housing units that can</del> <i>attaching housing units</i> to the sewer system of a neighboring town <i>is not advised.</i></p>
<b>Goals, Objectives, Actions</b>	
<p><b>Goal B: Provide for sustainable housing for residents of all income levels and ages.</b></p> <p><b>Objective B3</b> Allow growth in the housing stock to occur at a rate that is consistent with the town’s ability to provide services in a fiscally sound manner.</p> <p><b>Action B.3.a</b> Determine future housing density in different areas of the town based on proximity and access to town facilities and services, including roads, public transportation, schools, and emergency services.</p> <p><b>Objective B6</b> Participate in regional solutions for affordable housing.</p> <p><b>Action B.3.a</b> Determine Norwich’s “fair share” of the regional housing need for households of low and moderate income.</p> <p><b>Action B.3.b</b> Coordinate affordable housing programs with neighboring towns and share support services such as maintaining covenants for perpetual affordability of properties.</p>	<p><b>Goal B: Provide for sustainable housing for residents of all income levels and ages.</b></p> <p><b>Objective B3</b> <i>Limit</i> growth in the housing stock to <i>that which can be achieved with no increase in property taxes.</i></p> <p><b>Action B.3.a</b> <i>Retain the potential housing density and patterns supported by the zoning ordinance in effect as of January 2018.</i></p> <p><b>Action B.3.b</b> <i>Consider identifying annual limits on building permits that assure a neutral impact on property taxes.</i></p> <p><b>Action B.3.c</b> <i>Consider tax-neutral incentives that encourage the increase in housing capacity for lower-income people of all ages.</i></p> <p><b>(Delete Objective B6 and actions)</b></p>

## Proposed Markups of November 2017 DRAFT Norwich Town Plan

### Supporting Text

P. 5-9 How can Norwich ensure that growth happens at a moderate pace and scale? While Norwich residents generally favor the development of affordable housing, some are concerned that development will take place at too rapid a pace and too large a scale. Through the planning process, the town will consider options for regulating growth to ensure it remains at the moderate level desired.

P. 5-9 How can Norwich ensure that growth happens at a ~~moderate~~ pace and scale *in keeping with town values*? While Norwich residents generally favor the development of affordable housing, some are concerned that development will take place at too rapid a pace and too large a scale. Through the planning process, the town will consider options for regulating growth to ensure it remains at the ~~moderate~~ level desired *level*.

DRAFT

## Proposed Markups of November 2017 DRAFT Norwich Town Plan

<b>Goals, Objectives, Actions</b>	
<p><b>Goal D Provide cost-effective educational facilities suitable for supporting quality education for Norwich students.</b></p> <p>(Propose new Objective D.3)</p>	<p><b>Goal D Provide cost-effective educational facilities suitable for supporting quality education for Norwich students.</b></p> <p><b>Objective D.3</b> <i>Identify the relationship between school-age population and school property taxes in order to make informed decisions about promoting the increase of housing stock for families with school-aged children.</i></p> <p><b>Action D.3.a</b> <i>Establish a study committee to:</i></p> <ul style="list-style-type: none"> <li><i>a. identify break points in adding school-aged population that trigger additional staffing in the Marion Cross School and additional taxpayer costs for students attending the Dresden School District</i></li> <li><i>b. identify the arrival and departure patterns together with the median residency period of parents during and after the attendance of their children in school</i></li> <li><i>c. identify those factors that affect Norwich school taxes that are independent of student population, including economies of scale and state taxation policy.</i></li> <li><i>d. Identify the degree to which increases in school taxes increase the rate of turnover of town residents of all income levels.</i></li> </ul>
<b>Supporting Text</b>	
<p>P. 12-4 Demand for residential housing, high property taxes, and the poor economic return from farming and forestry apply constant pressure for developing open land in Norwich. The housing demand is mostly created by regional economic factors (see Chapter 5, Housing Plan) but, as long as the town maintains its attractive rural character, <i>good schools</i> and town services, this demand will most likely continue.</p>	<p>(No change. <i>See emphasis.</i>)</p>

# Proposed Markups of November 2017 DRAFT Norwich Town Plan

Goals, Objectives, Actions	
<p><b>Goal E Provide a full range of community services and facilities in a cost-effective, environmentally sound manner without creating an undue burden on local taxpayers.</b></p> <p><b>Objective E.1</b> Update the capital improvement program and budget based on projections of the needs of specific facilities and services consistent with a moderate amount of new growth and development in Norwich appropriate for a town of 3,400 residents at the core of a designated Micropolitan Area.</p> <p><b>Objective E.7</b> Provide recreation facilities and programs for all residents. Special emphasis should continue on programs for youth with volunteer coaches or instructors from the community.</p> <p>(New Action E.7c)</p>	<p><b>Goal E Provide a full range of community services and facilities in a cost-effective, environmentally sound manner without creating an undue burden on local taxpayers.</b></p> <p><b>Objective E.1</b> Update the capital improvement program and budget based on projections of the needs of specific facilities and services consistent with <del>a moderate amount of new growth and development</del> <i>historical growth trends and development patterns</i> in Norwich appropriate for a town of 3,400 residents at the core of a designated Micropolitan Area.</p> <p><b>Objective E.7</b> Provide recreation facilities and programs for all residents. <del>Special emphasis should continue on programs for youth with volunteer coaches or instructors from the community.</del></p> <p><b>Action E.7c</b> <i>Study incentives for landowners to bequeath or donate property with existing bodies of water, suitable for swimming, to the town as future recreation areas.</i></p>

# Proposed Markups of November 2017 DRAFT Norwich Town Plan

## Supporting Text

P. 8-13 The town's recreation facilities include:

- Huntley Meadow, with four tennis courts and six fields: two baseball diamonds, two full-size fields and two  $\frac{3}{4}$ -size fields. Three of these fields were added over the last six years.
- The Norwich Green, with small fields for lacrosse, soccer and baseball.
- Two gyms: Marion Cross School and Tracy Hall.
- The Norwich Pool.
- Barrett Meadow, with a small field for limited activities.
- Indoor space at Marion Cross School for summer circus camp and other classroom programs.

P. 8-13 The Connecticut and Ompompanoosuc rivers also offer recreation for Norwich residents. There are two access locations to the rivers for launching boats, one along River Road owned by the town and one in Pompanoosuc owned by the state. There is no shoreline location along the river easily available to Norwich residents for swimming.

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- The Norwich Green, with small fields for lacrosse, soccer and baseball.
- Two gyms: Marion Cross School and Tracy Hall.
- ~~The Norwich Pool.~~
- Barrett Meadow, with a small field for limited activities.
- Indoor space at Marion Cross School for summer circus camp and other classroom programs.

P. 8-13 *The loss of the Norwich Pool, subsequent to Tropical Storm Irene, left only the Connecticut and Ompompanoosuc rivers also offer recreation as publicly accessible, but undeveloped swimming opportunities for Norwich residents.* There are two access locations to the rivers for launching boats, one along River Road owned by the town and one in Pompanoosuc owned by the state. There is no shoreline location along the river easily available to Norwich residents for swimming.

# Proposed Markups of November 2017 DRAFT Norwich Town Plan

Goals, Objectives, Actions	
<p><b>Goal K: Maintain and enhance Norwich’s historic settlement pattern of compact village and rural countryside while accommodating growth at a sustainable rate.</b></p> <p><b>Objective K7</b> Direct new development to those locations best suited to accommodate it, particularly areas that are easily accessible to good roads, town services, schools and public transportation.</p> <p><b>Action K7e</b> Consider, as part of a long-term public town planning process, whether to develop wastewater treatment for areas without adequate on-site, soil-based wastewater treatment capacity that are otherwise suitable for compact development or connect to adjacent municipalities where capacity exists. Alternatives, subject of course 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. Consider both initial costs and the long-term costs of system operation and maintenance for all alternatives, as well as appropriate protections to ensure a moderate level of growth.</p>	<p><b>Goal K: Maintain and enhance Norwich’s historic settlement pattern of compact village and rural countryside while accommodating growth at a sustainable rate.</b></p> <p><b>Objective K7</b> Direct new development to those locations best suited to accommodate it, particularly areas that are easily accessible to good roads, town services, schools and public transportation.</p> <p><b>Action K7e</b> Consider, as part of a long-term public town planning process, whether to develop <i>alternative</i> wastewater treatment <i>technologies</i> for areas without adequate on-site, <i>conventional</i> soil-based wastewater treatment capacity that are otherwise suitable for compact development <del>or connect to adjacent municipalities where capacity exists</del>. Alternatives, subject of course to considerations of feasibility and cost-effectiveness, may include a new municipal system, <del>connections to existing systems in neighboring towns</del>, decentralized community systems, or use of new on-site treatment technologies. Consider both initial costs and the long-term costs of system operation and maintenance for all alternatives, as well as appropriate protections to ensure <del>a moderate</del> <i>the desired</i> level of growth.</p>

# Proposed Markups of November 2017 DRAFT Norwich Town Plan

Supporting Text	
<p>P. 1-7 The Planning Commission is studying the Route 5 corridor in Norwich to determine whether it would be a suitable location for compact development, while recognizing that a lack of wastewater disposal capacity continues to be a limiting factor to development in this area.</p> <p>P. 12-9 Planning Commission began investigating the possibility of developing a new zoning district to make compact development more feasible in these areas and to increase the incentives in these areas for the development of affordable housing. A number of important considerations were raised in a public forum in 2017 about this concept, and the commission is presently considering how best to respond to and incorporate public input. As the commission wishes to give further consideration to public input as well as the nuances of this important topic, <i>this town plan does not propose any zoning changes for these areas.</i></p>	<p>P. 1-7 The Planning Commission is studying the Route 5 corridor in Norwich to determine whether it would be a suitable location for compact <i>housing</i> development <i>under existing planned unit development (PUD) zoning regulations for that area</i>, while recognizing that a lack of wastewater disposal capacity continues to be a limiting factor to development in this area.</p> <p>P. 12-9 (Keep. <i>See emphasis.</i>)</p>

# Proposed Markups of November 2017 DRAFT Norwich Town Plan

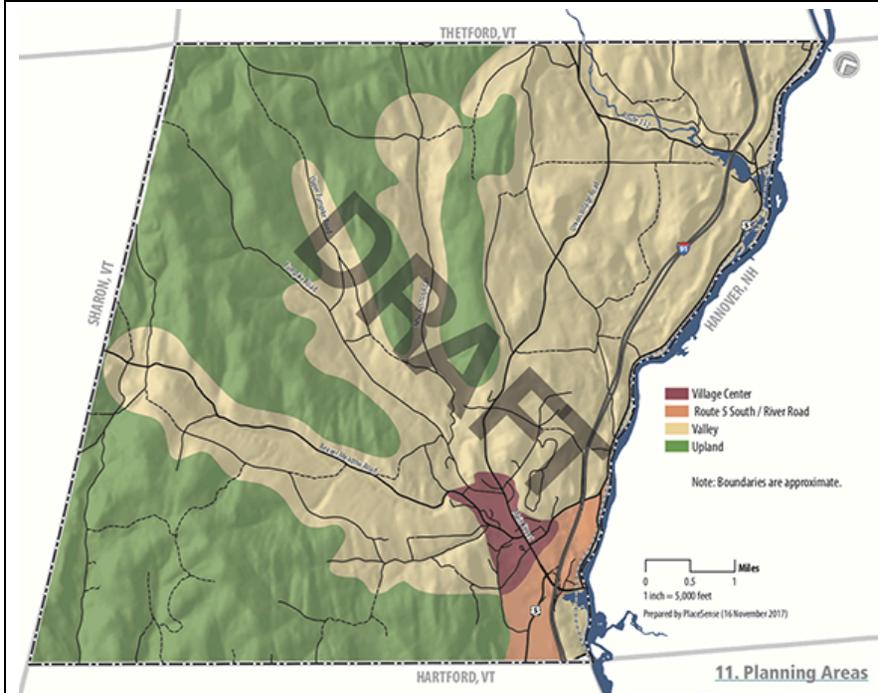


Figure 11. Planning Areas

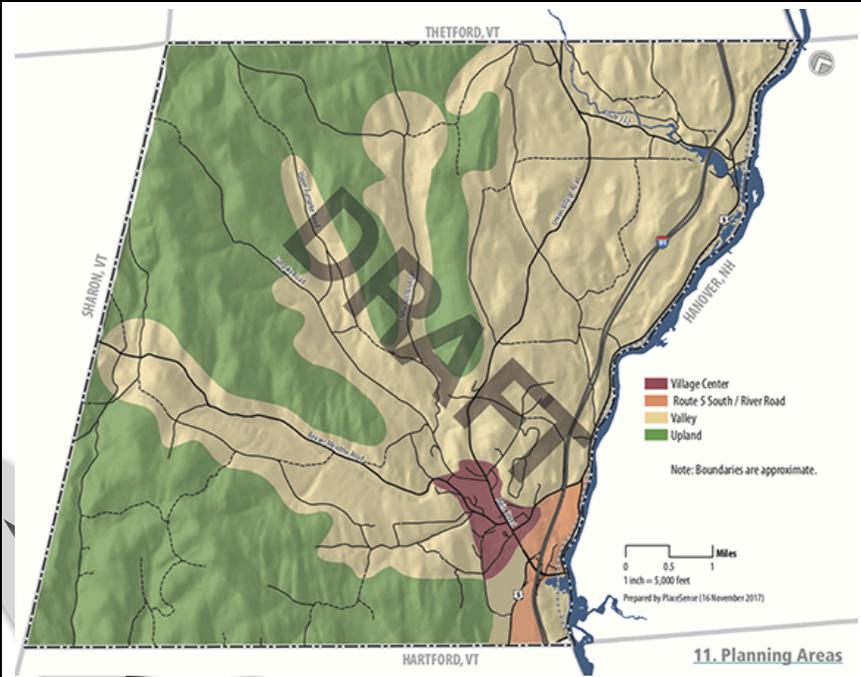
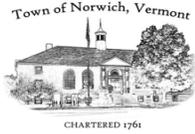


Figure 11. Planning Areas (West side of Rte. 5 South remains Rural Residential)



**Frequently Asked Questions**  
**About the Norwich Town Plan**  
**January 2018**

### FAQs

<p><b>Issue</b></p> <ul style="list-style-type: none"> <li>• Will the Town Plan increase taxes?</li> </ul>	<p><b>Answer</b></p> <ul style="list-style-type: none"> <li>• Town taxes are a function of the budget/grand list.</li> <li>• School taxes are a function of cost/pupil.</li> <li>• Goal F: Provide a full range of community services and facilities in a cost-effective, environmentally sound manner without creating an undue burden on local taxpayers.</li> </ul>
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### FAQs

<p><b>Issue</b></p> <ul style="list-style-type: none"> <li>• Will the Town Plan increase taxes?</li> </ul>	<p><b>Potential Answer</b></p> <ul style="list-style-type: none"> <li>• Town plan calls for identifying what developments would increase cost of service and what added property values would offset those costs.</li> <li>• Town plan calls for study of how student population affects school property taxes.</li> </ul>
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### FAQs

<p><b>Issue</b></p> <ul style="list-style-type: none"> <li>• What new business will be enabled outside of the business district?</li> </ul>	<p><b>Answer</b></p> <ul style="list-style-type: none"> <li>• The town plan does not suggest any change in current zoning, regarding business.</li> </ul>
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### FAQs

<p><b>Issue</b></p> <ul style="list-style-type: none"> <li>• What about sewage hook-up and other infrastructure issues?</li> </ul>	<p><b>Answer</b></p> <ul style="list-style-type: none"> <li>• The town plan says:             <ul style="list-style-type: none"> <li>– It may be possible to place limits on the number of housing units that can attach to the sewer system of a neighboring town.</li> </ul> </li> <li>• Cites a report:             <ul style="list-style-type: none"> <li>– There is no area-wide failure of existing systems that would indicate a need for a municipal system.</li> <li>– A conventional municipal wastewater treatment system would be prohibitively expensive.</li> </ul> </li> </ul>
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### FAQs

<p><b>Issue</b></p> <ul style="list-style-type: none"> <li>• What about sewage hook-up and other infrastructure issues?</li> </ul>	<p><b>Potential Answer</b></p> <ul style="list-style-type: none"> <li>• The town plan recommends against hooking into a municipal sewer system.</li> <li>• Cites a report:             <ul style="list-style-type: none"> <li>– There is no area-wide failure of existing systems that would indicate a need for a municipal system.</li> <li>– A conventional municipal wastewater treatment system would be prohibitively expensive.</li> </ul> </li> </ul>
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### FAQs

Issue	Answer
<ul style="list-style-type: none"> <li>• What about putting a limit (cap) on the size, annual number and scale of new developments?</li> </ul>	<ul style="list-style-type: none"> <li>• The town plan doesn't speak to this idea.</li> <li>• It might be difficult to find a community consensus on what those parameters might be.</li> <li>• Under current zoning, numbers of new developments are small.</li> </ul>

### FAQs

Issue	Potential Answer
<ul style="list-style-type: none"> <li>• What about putting a limit (cap) on the size, annual number and scale of new developments?</li> </ul>	<ul style="list-style-type: none"> <li>• Suggests an interim cap of 6 residential (12 of affordable housing) building permits per year.</li> <li>• After study of financial cost/benefit of new development, reconsider cap.</li> <li>• Under current zoning, numbers of new developments are small.</li> </ul>

### FAQs

Issue	Answer
<ul style="list-style-type: none"> <li>• What about the Village Center not being subject to Act 250 Review?</li> </ul>	<ul style="list-style-type: none"> <li>• The Vermont Village Center Designation Program says:                             <ul style="list-style-type: none"> <li>– For areas within 1/4 mile from the designated village center, qualified projects are exempt from Act 250 regulations and the land gains tax.</li> </ul> </li> <li>• The town plans to reapply for its village center designation</li> </ul>

### FAQs

Issue	Answer
<ul style="list-style-type: none"> <li>• What about changing the rural historic character of Norwich to a more suburban character?</li> </ul>	<ul style="list-style-type: none"> <li>• The town plan speaks to the rural character of the town in many places.</li> <li>• The character of the built landscape is currently controlled in the town's zoning regulations.</li> <li>• The town plan suggests <i>studying</i> "compact development".</li> </ul>

### FAQs

Issue	Answer
<ul style="list-style-type: none"> <li>• Does the plan promote a new, high density zoning district (Map 11)?</li> </ul>	<ul style="list-style-type: none"> <li>• The town plan says of Map 11:                             <ul style="list-style-type: none"> <li>– For the purpose of describing the desired future land use patterns in Norwich, the town has been divided into land use planning areas as shown on Map 11.</li> <li>– Rte 5 South: As the commission wishes to give further consideration to public input as well as the nuances of this important topic, this town plan does not propose any zoning changes for these areas.</li> </ul> </li> </ul>

### FAQs

Issue	Answer
<ul style="list-style-type: none"> <li>• How much affordable housing does Norwich plan?</li> </ul>	<ul style="list-style-type: none"> <li>• There is no specific amount in the town plan. It suggests:                             <ul style="list-style-type: none"> <li>– Determine Norwich's "fair share" of the regional housing need for households of low and moderate income.</li> <li>– Maintain updated statistics on demographic trends and housing for the town and the region to better evaluate the actual housing needs of seniors in the community on an ongoing basis.</li> </ul> </li> </ul>

### FAQs

**Issue**

- Why have people voiced concerns about transparency, due process, and outdated statistics?

**Answer**

- TBD

### FAQs

**Issue**

- What grants does Norwich have access to with an adopted Town Plan?

**Answer**

- TBD

### FAQs

**Issue**

- How does the TRORC Regional Plan affect Norwich and our own Town Plan?

**Answer**

- TBD

### FAQs

**Issue**

- What are Norwich's top goals?

**Answer**

- TBD

**1 Will the Town Plan increase taxes?**

Do we expect property values to increase

How does Town Plan consider CoCS study regarding commercial development and increase in taxes

How does Town Plan consider long-time residents ability to continue to own their property?

**2 What new businesses will be enabled outside of the business district?**

Regulation questions about types of businesses (cannabis, etc.)

**3 What about sewage hook-up and other infrastructure issues?**

What about enabling hook-up to an adjacent town or a new municipal system

What would cost to build Town's own sewage be?

What is hookup cost to a) Hanover and b) Hartford

What would be impact on utilities, etc.

**4 What about putting a limit (cap) on the size, annual number and scale of new developments?**

Why does the Plan not have caps on size?

Why are there no time limits on development and affordability?

**5 What about the Village Center not being subject to Act 250 Review?**

What are the facts about Act 250?

If exempt as claimed, why exactly is that true? What are the summary facts?

**6 What about changing the rural historic character of Norwich to a more suburban character?**

Suburban concerns

Are there still plans for Norwich Corridor (1999-2000)?

What about bicycle and pedestrian paths? Sidewalks?

**7 What is the purpose of creating a new, high density zoning district (Map 11)?**

Is Route 5 South/River Road slated for mega development?

What conflicts exist of town officials (ie. Does anyone own property in this district)  
Please provide list of parcels affected  
How many of acres in this zone are buildable?  
What is the impact of wildlife habitat?  
Why were "recreation and tourist services" specified?

### **8 How much affordable housing does Norwich plan?**

Questions on 24 VSA 76a - Section 2793e Designated Neighborhood Development  
What income level does Norwich use to define affordable housing?  
Why not increase affordable housing using housing stock already in existence?  
What is assumed price of affordable housing?

### **9 Why have people voiced concerns about transparency, due process, and outdated statistics?**

Can you please provide records evidencing citizen participation from 11/20/14 to 11/9/17? , per 24 VSA 4384a,  
Can you update website and all appointments (including who represents Norwich at TRORC)?  
Many asking about outdated statistics throughout plan  
Why the rush? Why can't SB take more time on Town Plan to gain more public input/compromise?  
How do we characterize the Town Plan - pro-growth or sustainable (can't be both)?  
What zoning changes has the Planning Commission been working on since last plan?  
Why do the planned Planning Commission listening sessions not have a quorum?  
Will the Town conduct an impact study on any development considered in new high density zone?

### **10 What grants does Norwich have access to with an adopted Town Plan?**

What grants does the Town Plan allow Norwich to apply for?  
What grants are we not qualified for without a town plan? (maybe same)

### **11 How does the TRORC Regional Plan affect Norwich and our own Town Plan?**

Why is Map 11 and TRORC map different? Can they be aligned properly to take away concern  
How does the Regional Plan affect affordable housing differently than the Town Plan? Which prevails in a conflict situation?  
How does Regional Plan affect businesses and homeowners  
Designated Village Center and inability to achieve TRORC approval in 2011 (Note C Metcalf handout on DVC)

Where are conflicts in Regional vs. Town Plan?

**12 What are Norwich's top goals?**

What is the town's overall objective? How does it define "fair"?

## Metcalf Questions for February 3 and 6 Town Plan Break-Out Sessions

Questions	Flanders Replies
<p><b>1. Need for Affordable Housing</b></p> <p>a) How have we determined the number of affordable and moderately affordable units we need?</p> <p>b) Where in the plan is there data to clearly explain the need?</p> <p>c) How many affordable units exist in Norwich today?</p>	<p>a) That determination has not been made. It is discussed under “...following questions:” on P. 5-9.</p> <p>b) The plan does not contain data that defines a need, it contrasts Norwich with other communities, e.g. Figures 5.9 – 5.10.</p> <p>c) Figure 5.10 (bottom) shows <i>percentage</i> of housing stock, using HUD annual income units (2016) as a basis.</p>
<p><b>2. Fair share</b></p> <p>What does “our fair share of the region” mean? Do we need to do our fair share for the region?</p>	<p>Fair share is mentioned only twice (5-9 and 5-11), but not explained. If a definition of fair share is established, it’s a community values question, regarding how much would be advocated for.</p>
<p><b>3. Affect on town services</b></p> <p>If as has been projected 150 units are needed to make this a viable business venture, how will the increase in population and activity affect town services such as fire/safety and public works?</p>	<p>There is no mention of 150 units in the plan. The best way to identify the future impacts of development would be two-fold: a) for each input (snowplowing, police patrols, etc.), identify what increases in roads, population, etc. would trigger the need for an increase in staff, equipment, etc. b) identify the increase in grand list value that would be needed to offset the costs of those increases in staffing, etc.</p>
<p><b>4. Personnel increases</b></p> <p>How many new personnel will it require to respond to the needs? Is there any data to support the express Goal A1 that this plan will “limit the rate and commercial development to NOT EXCEED the capacity of existing and planned municipal infrastructure, facilities and services”?</p>	<p>See the answer, above. It would require a study of current capacity to identify what increases in development would trigger the need for an increase in capacity and the ensuing costs of that increase.</p> <p>The same applies for expenses that may occur with an increase in students. A systematic study of town and school costs as a function of increased development would be necessary to define when capacity is exceeded and costs trigger increased taxes.</p>

## Metcalf Questions for February 3 and 6 Town Plan Break-Out Sessions

Questions	Flanders Replies
<p><b>5. Ledyard Bridge</b>                      If the Ledyard Bridge is at only “ 62.8% sufficiency” today how will “roundabouts”, Section 8.16 G4.a, “improve movement across the bridge”</p>	<p>P. 9-3 discusses the Ledyard bridge, but doesn’t offer a recommendation about alleviation of traffic. P. 9-11 has, “Action G.4.a Use roundabouts, where feasible, to keep traffic moving at a steady but slower pedestrian-friendly pace.”</p> <p>Morning traffic is actually delayed by stoplights and left turns in Hanover. Evening traffic is delayed by stoplights in Norwich. (This is not discussed in the plan.)</p>
<p><b>6. High-density development</b>                      How will this high density development be possible without rezoning the area that is to be mixed use? In section two there is a statement saying that implementation of the plan may “require” rezoning. Section 8.16 G3a speaks of a “major change of land use or zoning” based on the available capacity.</p>	<p>There is no discussion of “high density” in the Town Plan.</p> <p>P. 1-7 says, “The Planning Commission is studying the Route 5 corridor in Norwich to determine whether it would be a suitable location for compact development, ....”</p> <p>P. 12-9 says, “Planning Commission began investigating the possibility of developing a new zoning district to make compact development more feasible .... A number of important considerations were raised in a public forum in 2017 about this concept.... As the commission wishes to give further consideration to public input as well as the nuances of this important topic, <i>this town plan does not propose any zoning changes for these areas.</i> (My emphasis)</p>
<p><b>7. Possible rezoning</b>                      If rezoning occurs and commercial development is allowed in what is now a designated interchange and rural area, what value will “tourist amenities” have for young families who are expected to want to live in the densely populated zone? Will Vermont families rush to this type of development even if affordable? Why?</p>	<p>Implementation section says, “Existing zoning and subdivision regulations in Norwich may need to be revised to reflect the plan’s objectives and policies. ....”, but says on P. 12-9, “this town plan does not propose any zoning changes for these areas.”</p>

## Metcalf Questions for February 3 and 6 Town Plan Break-Out Sessions

Questions	Flanders Replies
<p><b>8. Wastewater</b>            If rezoning occurs, it might open the opportunity, A1c and 8.16 F3b, of tying development to the Hartford wastewater system. How much will it cost Norwich taxpayers each year to be on the Hartford system and how much will it cost on an ongoing basis to maintain our infrastructure connecting to their system?</p>	<p>With or without rezoning, wastewater is a key limiting factor that connection to the Hartford sewer system would lift.</p> <p>It is beyond the level of the Town Plan to address taxpayer costs for connecting. That would fall within the purview of any change in zoning regulation to address so that it was clear to the Design Review Board to avoid costs to Norwich taxpayers.</p>
<p><b>9. TRORC</b>            Why are we anxious to meet regional goals when we are not required to? What is the Two rivers Ottoqueechee’s responsibility to the Hartford Historic District which will be in the shadow of “our” new development?</p>	<p>The TRORC website (<a href="http://www.trorc.org/town-plan-approvals/">http://www.trorc.org/town-plan-approvals/</a>) says, “Per V.S.A. Title 24, Chapter 117 §4350(A), a municipality may request approval of their Municipal Plan by the Regional Commission. .... If the plan meets the criteria outlined in state statute, the board shall vote to approve it.</p> <p>“When municipalities have an approved plan, they are able to utilize several state programs .... In addition, communities that seek to join the Vermont Downtown or Village Designation Program (a program that encourages revitalization through tax credits and incentives for commercial businesses) must have approved plans. Having a municipal plan that is consistent with the Regional Plan reduces the chance for conflicts between the two plans that can arise in the event of an Act 250 permit proceeding....”</p>

## Metcalf Questions for February 3 and 6 Town Plan Break-Out Sessions

Questions	Flanders Replies
<p><b>10. Explaining certain terms and statements</b></p> <p>a) Please explain Section 5 B.5a 5.”inclusionary zoning” and</p> <p>b) 5a.6’removing unnecessary provisions in land use regulations that may limit affordable housing”. Is this a way to avoid Act 250?</p> <p>c) And Section 12 K3a. Performance Standards for 3 types of commercial development a,outlying neighborhood services b. village businesses and c. REGIONAL commercial development.</p>	<p>a) P. 5-10 says, “Action B.5.a Explore and evaluate multiple strategies for encouraging the creation of affordable housing including, but not limited to:…5. Inclusionary zoning.” The may be defined to be, “Inclusionary zoning (IZ), also known as inclusionary housing, is an American term which refers to municipal and county planning ordinances that require a given share of new construction to be affordable by people with low to moderate incomes.”</p> <p>b) “6. Removing unnecessary provisions in the land use regulations that may limit affordable housing.” This is not discussed, elsewhere. With or without Act 250, all development is subject to a variety of permitting processes.</p> <p>c) P. 12-12 says, “Action K.3.a Use performance standards to allow the type of commercial development appropriate for each of three categories: (a) Outlying neighborhood services; (b) Village businesses; (c) <i>Regional commercial development.</i>” The last item is unexplained.</p> <p>“Performance zoning” is land use regulation based upon the application of performance standards, which stress desired results over specific means to achieve the results.</p>