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Submitted
in public comment
Agenda 9 on 2/14/18

TO: Norwich Select Board
FROM: Marcia Calloway
DATE: February 14, 2018

I continue to be concerned about Map 11 "Planning Areas," as it is portrayed in the draft new town plan and as it is re-imagined by Steve Flanders. More particularly, I am concerned that the language in the draft new town plan is too vague and, together with Map 11, will lay the foundation for development which is unanticipated by the majority of Norwich residents. The regulatory processes for such development were not disclosed but are now known.

For purposes of clarity, this is what I understand. The Flanders Map 11 is a hybrid of the 2011 Map 11 and the 2017 Map 11.

- 2011 Map 11 showed a larger "Village Center/Route 5 South" area;
- 2017 Map 11 shows a smaller "Village Center" and an abutting "Route 5 South/River Road" area running from the Hartford town line to River road -- exempting an area which appears to be the Montshire area next to the river and south of Ledyard Bridge;
- Flanders Map 11 retains the "Village Center" of 2017 Map 11 and removes the west side of Route 5 South from the 2017 Map "Route 5 South/River Road" area.

My concerns

- Regardless of how much citizen participation went in to preparation of the 2011 and 2017 plans, it appears that in neither case did anyone in the "public" know about the possibility of setting up a scenario where Act 250 protections would not apply.
- We now know that
 - (1) approval of a town plan (regardless of contents) is enough to apply for Village Center designation
 - (2) that same town plan approval is enough to apply for a designated Neighborhood Development Area, which by definition must be within a certain distance and thus ABUT that Village Center, and
 - (3) once the designated Neighborhood Development Area is in place, a developer can proceed to put in a Priority Housing Project -- requiring at least 4 houses per acre and eliminating Act 250 requirements for that huge development.
- Given the new knowledge, if we approve a "Planning Areas" map (Map 11) showing a Village Center within the distance requirements/DIRECTLY ABUTTING a separate "planning area" (Route 5 South/River Road), then we lay the foundation for the Priority Housing Project and a development which is potentially much larger than the people of Norwich have had time to contemplate.

My recommendation would be to simply carve out a clear space of at least 3/4 mile (a thick "moat" for lack of better description) between the "Village Center" and the "Route 5 South/River Road" or any other proposed "planning areas" so that there is no abutment, so no possibility of getting a

designated Neighborhood Development Area approved, and thus eliminate the unintended possibility of a huge development Priority Housing Project. And, to absolutely underscore the meaning of that map, explain within the body of the plan, in clear and unambiguous language what the map means. E.g. something like -- The issue of land use was not fully or completely discussed with either sufficient citizen participation or research during the preparation of the town plan. However there is active and on-going interest and discussion among a number of residents about land use issues and future development and growth in the town and how those things would affect fiscal, social, environmental and regional interests. To that end Map 11 "Planning Areas" is intended solely to suggest that Norwich has a distinct village and that there is some interest in investigating the impact of allowing development in certain areas. Therefore Map 11 particularly shows a 3/4 mile swath of land area dividing the village area and all other "planning areas" so that no application for a Neighborhood Development Area and no Priority Housing Projects will be possible under this plan.

handout @ 2/14/18 SB mtg.

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Public Relations: Notes on the Packet for 2/14 /2018 from Charlotte Metcalf

GLOSSARY: REASONABLE= consistent with expectations and values of most Norwich citizens at any given time.

Final May 15 2015 Draft of the town study of Route 5 South/River Road was seen by a total of 35 people during two separate hearings in December 2014. A subsequent survey drew 183 responses and the results are in Appendix A of the study. The vast majority of participants did not want new development beyond cottages (no mixed use) for affordable housing. Nevertheless, the Planning Commission went on to apply for rezoning to mixed used from rural and interchange areas.

Does that meet the definition of REASONABLE? May we tighten up the Glossary so that it has meaning?

Can we please add the definition of a Village Center as it is different from a Designated Village Center?

FAQs: Norwich is the third largest town in the region but its town center is #30 in size for the region. I assume that 3rd largest may mean land mass. Is that how our Town Planning commission gauges "reasonable" or even "fair" growth for their town?

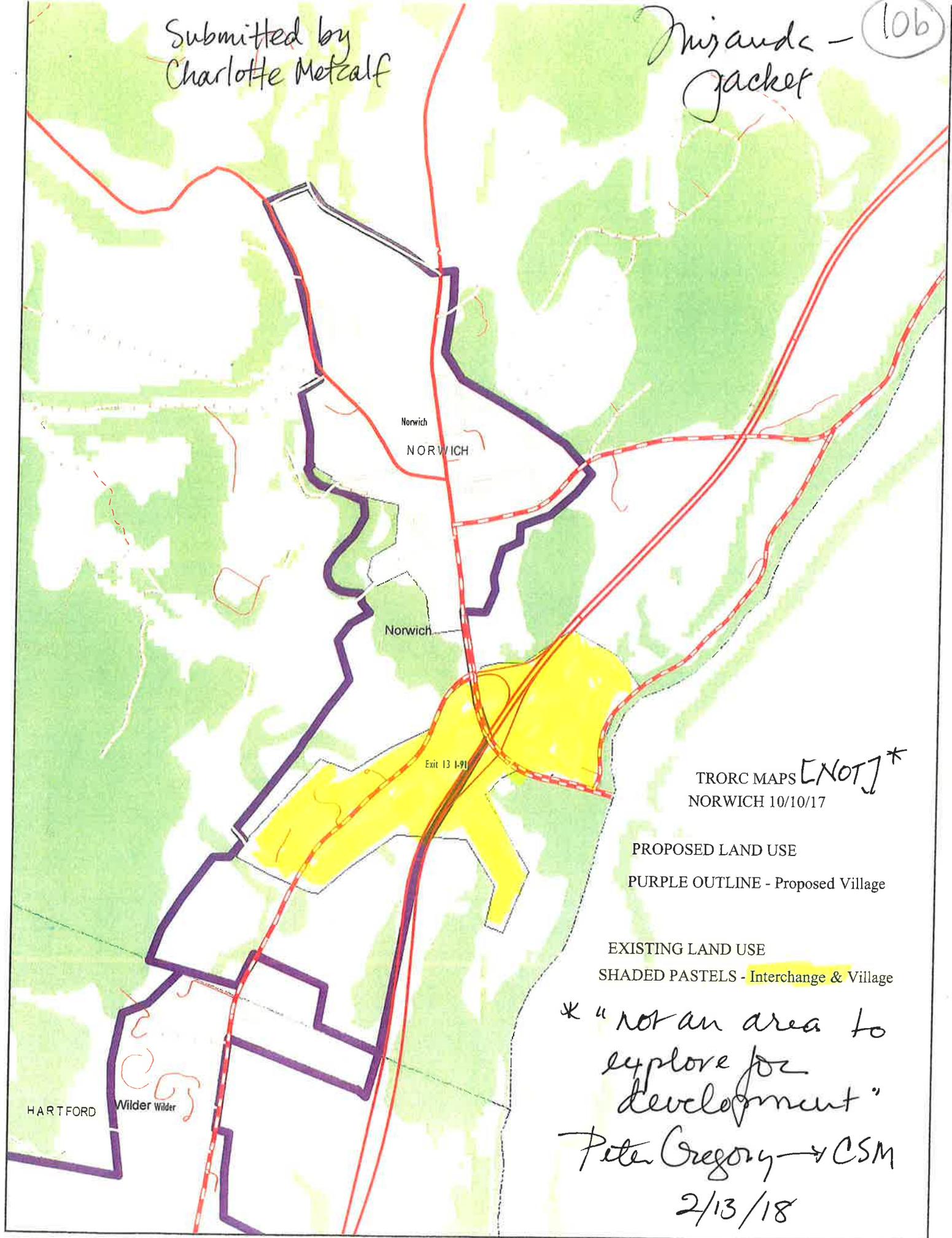
Mary Layton's letter to the board says : "The text and map should mirror each other."

We learned from Peter Gregory at the Feb 6 hearing that the Map 11 2011 and Map 11 2017/18 would allow principal retail development in the interchange zone and beyond if the maps remain as they are. Furthermore we need to take in to account Marcia Calloway's warning that development within half a mile of the village center can be accorded special easements. To be consistent with the town plan as written, the village center should be more than 1/2 a mile from the proposed "study area" in the map 11 that accompanies the plan.

Sincerely
Charlotte Metcalf

Submitted by
Charlotte Metcalf

Misand - 106
Gackel



TRORC MAPS [NOT]*
NORWICH 10/10/17

PROPOSED LAND USE
PURPLE OUTLINE - Proposed Village

EXISTING LAND USE
SHADED PASTELS - Interchange & Village

* "not an area to
explore for
development"
Peter Gregory - CSM
2/13/18

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CM

From: Charlotte Metcalf smetcalc@sover.net
Subject: village center grants
Date: December 28, 2017 at 11:31 AM
To: Charlotte Metcalf smetcalc@sover.net

Designated Village Centers Program Benefits

Benefits

The Vermont village center designation program supports local revitalization efforts across the state by providing technical assistance and state funding to help designated municipalities build strong communities. Once designated, the community will be eligible for the following benefits:

Downtown and Village Center Tax Credits

10% Historic Tax Credits

- Available as an add-on to approved Federal Historic Tax Credit projects.
- Eligible costs include interior and exterior improvements, code compliance, plumbing and electrical upgrades.

25% Historic Tax Credits

- Eligible facade work up to \$25,000.

50% Code Improvement Tax Credits

- Available for up to \$50,000 each for elevators and sprinkler systems and \$12,000 for lifts.
- Eligible code work includes ADA modifications, electrical or plumbing up to \$25,000.

50% Technology Tax Credits

- Available for up to \$30,000 for installation or improvements made to data and network installations, and HVAC (heating, cooling or ventilation systems) reasonably related to data or network improvements.

Priority Consideration for State Grants

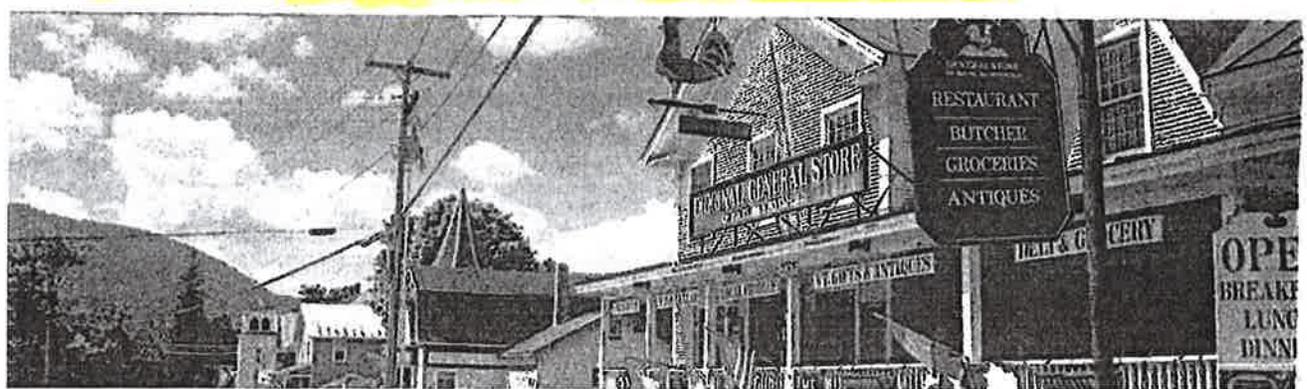
- Priority consideration for various ACCD, VTrans and ANR grants and incentives including, ACCD's Municipal Planning Grants, State Historic Preservation grants, Vermont Community Development Program (VCDP) grants, VTrans Bike/Ped and Transportation Alternatives grants, Northern Border Regional Commission Grants, ANR Water and Wastewater subsidies and loans, and various other state grants and resources.

Priority Consideration by State Building And General Services (BGS)

- Priority site consideration by the State Building and General Services (BGS) when leasing or constructing buildings.

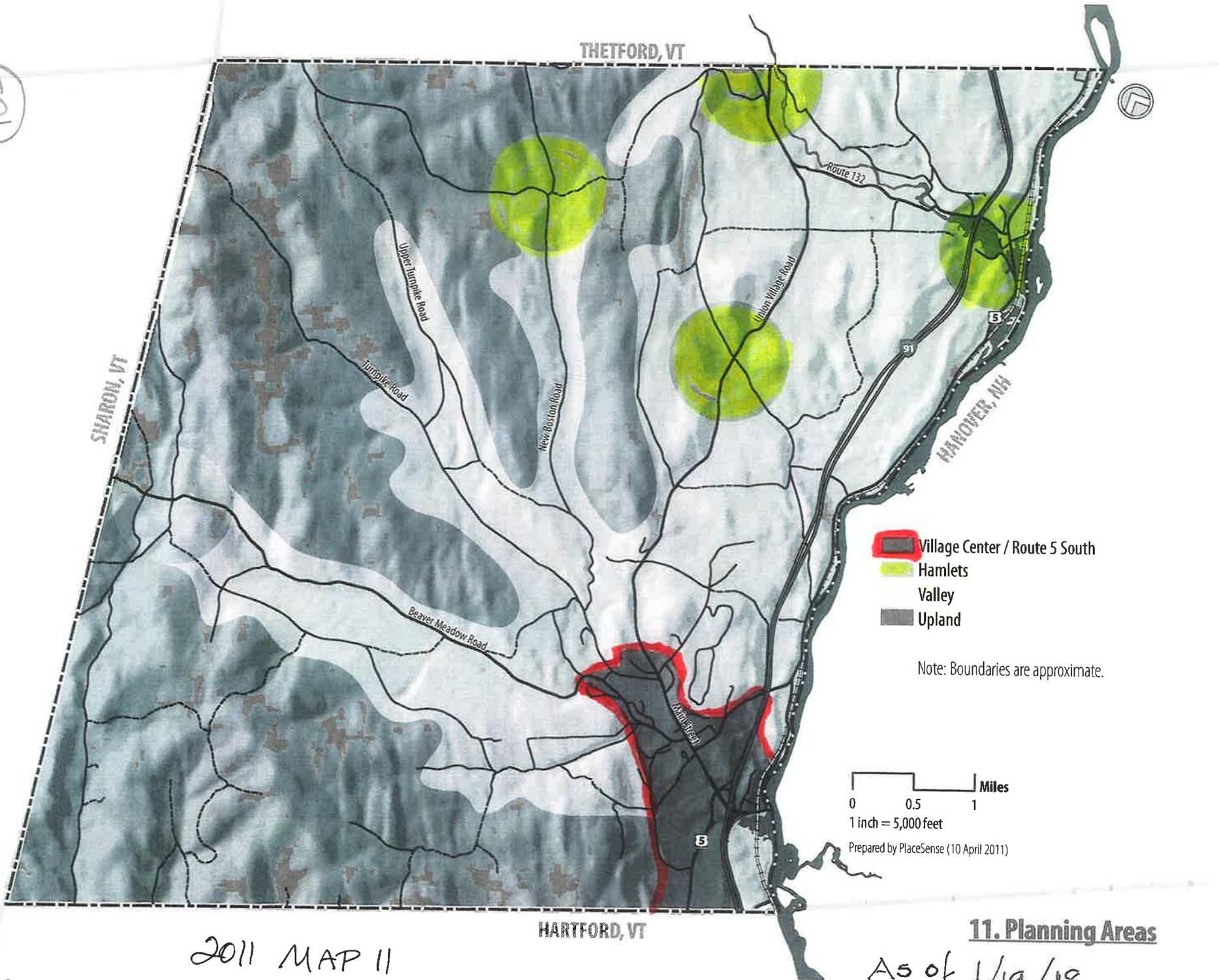
Neighborhood Development Area (NDA) Eligibility

- Communities may also designated Neighborhood Development Areas within 1/4 mile from the designated village center. Qualified projects are:
 - Exempt from Act 250 regulations and the land gains tax.
 - Eligible for, once designated, reduced Agency of Natural Resources review fees.



Both 2011 and 2017 MAPs II would allow this
 per Peter Oregon TRORC 2/6/18

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2011 MAP 11

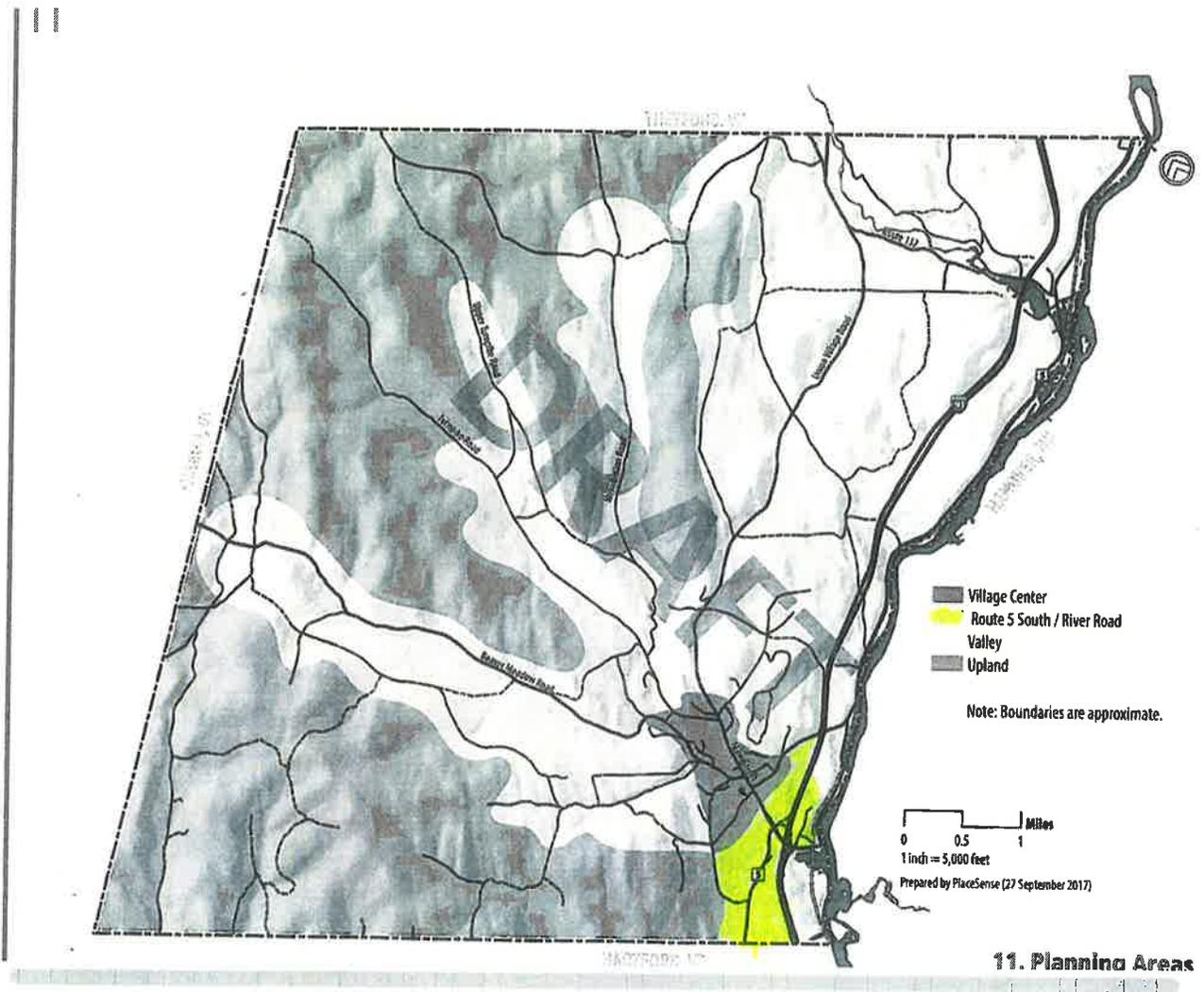
11. Planning Areas

As of 1/19/18

10b

CM

From: Charlotte Metcalf smetcalf@sover.net
Subject: Fwd: DRAFT MAP
Date: December 13, 2017 at 11:50 AM
To:



2017 MAP 11

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Miranda Bergmeier

From: Charlotte Metcalf <smetcalf@sover.net>
Sent: Monday, February 19, 2018 4:36 PM
To: Miranda Bergmeier; linda cook; John Langhus; John Pepper; Mary Layton; Stephen Flanders
Subject: tomorrow's packet w. Bonnie

Hi everyone,

I realized that I had wasted time copying a lot of documents if I did not share them in a timely manner. I have been leaving them on the back table at meetings but i do not think they have been part of your focus until Herb helped unearth some maps which i had been asking for.

The first (only 4!) docs is the Map that Phil had presented as the TRORC wishful thinking on 10/10/17. I have marked it to show the portion which Peter Gregory says (in a 2/13/18 email to me) should not be under consideration for development. It includes the entire interchange area.

The second document should help John Langhus come to terms with the Act 250 information we have been talking about. It describes the benefits of having a development with 1/4 mile of a village center exactly as Marcia has tried to explain in the past. This doc was once in section 6 of the 2011 town plan— at least I think that is where I first saw it.

The other two documents with which I am sure you are familiar are the MAPs 11 from the 2011 and 2017 plans. At the Feb 6 meeting Peter Gregory said they both would allow principal retail development in the Route 5 South study area. We think that is something we don't really want, right?

I have tried to keep my remarks to the point at all times and above all not be "emotional" about this plan. On the other hand I think that clinging to a plan when it has been questioned in so many ways is an emotional reaction to an attempt of more than a few of us to make this a transparent process.

When so many people are worried about the prospect of rezoning, it is not helpful for a board member to offer his own opinion on the listserv and at meetings that he hopes the subject will rise again. That might stir a few emotions ! Wittingly or unwittingly it is putting the rest of the board members in an awkward position if they are listening to other participants and have different opinions to offer on the matter themselves. To make for a healthy debate it is important to hear others and not try to direct our discussions toward a prescribed conclusion. I hope we will be successful as a group in having everyone walk away from these discussions "feeling" we have been given a fair chance. Most of us have done our best to enter the fray in a spirit of collaboration. I hope it will continue to a positive result.

Sincerely Charlotte

lob

Miranda Bergmeier

Subject: FW: energy in Norwich--not sure I sent this
Attachments: ENERGY.docx

From: Charlotte Metcalf [<mailto:smetcalf@sover.net>]
Sent: Tuesday, February 13, 2018 2:43 PM
To: Mary Layton; linda cook; John Langhus; John Pepper; Stephen Flanders; Herb Durfee; Miranda Bergmeier
Cc: marysellmann45@gmail.com; chris rimmer; norman miller; Peter M. Silberfarb
Subject: energy in Norwich--not sure I sent this

Several committees in Norwich have signed off on to an energy plan in the new Town Plan. I hope that they are able to explain the plans they have endorsed and how the requirements will affect the infrastructure and costs to Norwich taxpayers.

Sincerely
Charlotte Metcalf

[TEXT OF ATTACHED DOCUMENT FOLLOWS]

ENERGY

I have had solar energy (5 KW) at my farm in Norwich since 1999. I would love to hear more about the energy program being proposed by the Planning Commission. I am excited by the prospect of entering in to a statewide program, but I am also anxious to know what responsibilities will accrue to Norwich if we do. I notice that other towns that have signed on to this program are much larger than Norwich. What entitlements will this involve and what requirements will they involve in return?

c

10c

Miranda Bergmeier

Subject: FW: A Better Town Plan
Attachments: A Better Town Plan 1-24-18.pdf

From: Stuart Richards [<mailto:srichards@globalrescue.com>]

Sent: Monday, February 12, 2018 8:37 PM

To: Miranda Bergmeier

Cc: Deborah L. Nichols; Andrew J. Friedland; Colin.G.Calloway@dartmouth.edu; psmith4203@gmail.com; klemwp6@gmail.com; office@fmanasek.com; David.R.Sargent@valley.net; Marcia.S.Calloway@dartmouth.edu; calliope54@aol.com; cbrochu30@gmail.com; smetcalf@sover.net; ckatucki@outlook.com; John Langhus; dangoulet53@gmail.com; ernie.ciccotelli@gmail.com; [jtwister@gmail.com](mailto:jjtwtister@gmail.com); wsmith4203@gmail.com; miriam.l.richards@gmail.com; Dean.J.Seibert@dartmouth.edu; csittle@gmail.com; nkmccampbell@gmail.com; ecblanchard4@gmail.com; usmcbirthdayball@gmail.com; nhmargolis@gmail.com; onita.connington@gmail.com; stephaniebinvt@hotmail.com; traceykawecki@gmail.com; amgarrigue@alum.vassar.edu; Phil Dechert; Jeff Goodrich; Jeff Lubell; Ralph Hybels; Mary Layton; Linda Cook; John Pepper; Stephen Flanders; John Langhus; Herb Durfee
Subject: A Better Town Plan

Dear Miranda,

John Langhus has suggested that a pdf might makes it easier for you to accurately post as a correction A Better Town Plan along with my two emails – the one dated 2/12/18 at 2:19pm below and the email dated 1/24/18 at 11:20am and this one. Hopefully, those reading the attached pdf will understand that the blue edits and comments are from the Planning Commission and the red and green edits are from a group of concerned citizens.

I understand that Herb was involved in an auto accident. I've written to him and I know that everyone's thoughts and prayers are with him for a speedy recovery.

Many thanks for your help during this difficult period,

Stuart
802-649-3928

On Mon, Feb 12, 2018 at 2:19 PM, Stuart Richards <srichards@globalrescue.com> wrote:
Hello Miranda,

You recently published "A Better Town Plan" as part of the Selectboard package for the 2/14/18 meeting. There appear to be, however, important errors in what you published. The version you published has changed the colors of the attached document so that you can't differentiate between what the concerned citizens submitted and the changes the Planning Commission made. Please republish the attached document correctly showing the changes made by the Planning Commission in BLUE and the changes made by concerned citizens in RED and GREEN as it was originally sent to you in the above attachment. In addition please show the deletions made by the concerned citizens and those made by the Planning Commission. Lastly some of the concerned citizens comments have been omitted as have some made by the Planning Commission.

Please make this email and the email below a part of Selectboard correspondence and I would appreciate your issuing a special correction acknowledging the error and republishing A Better Town Plan as it is in the attached.

Many thanks,

Stuart L. Richards