

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, August 23, 2018, Tracy Hall

Regular Meeting

Members Present: Jaci Allen (Chair), Jeffrey Lubell, Melissa Horwitz (Clerk), Susan Brink, Jeff Goodrich, Chris Brien, Steve Thoms. **Members absent:** None

Staff: Rod Francis **Public:** Linda Cook, Frances Jordan, Colleen Fox, Laurie and Charlie Welch, Watt Alexander, Laurence Babcock, Jim Faughman, Cody Williams, Amanda Kievet, Allan Froehlic, Mary Brownlow, Anne Foley and John Carroll

<p>Note: This meeting was videoed by CATV and is available to view at http://catv.cablecast.tv/CablecastPublicSite/show/7621?channel=1</p>

Jaci Allen, Chair, called the meeting to order at 6:30 PM.

1. Approve Agenda

- a. Approved

2. Meeting Objectives:

- a. Review feedback on River Corridor regulations and define next steps.
- b. Review process for Town Plan action item review.

3. Comments from the Public

- a. None

4. Review Minutes 8-9-18

- a. Table the approval of minutes

5. Announcements, Reports, Updates & Correspondence

- a. Correspondence
- b. Announcements
 - i. Mr. G. celebration Saturday
- c. Updates
 - i. Affordable Housing -Lubell
 - 1. Next educational session is on Sept. 17, 2018 at 7:00 PM at Tracy Hall. Speakers: Lynn LaBombard, Steve Malone.
 - 2. Affordable Housing Committee approved suggested language for an Article on the November ballot reinstating an Affordable Housing fund. The selectboard approved a resolution that will be on the ballot.

6. Proposed River Corridor Regulations- Francis

- a. Francis opened the item with a review of Google Earth maps portraying 248 parcels impacted by the River Corridor boundary (there are 45 E911 locatable addresses in the River Corridor but NOT in the existing Shoreline Buffer or SFHA) and a comparison with Norwich’s existing stream buffer overlay district.
 - i. The existing shoreline buffer was adopted in 2009 to address Water Quality and Fluvial Erosion hazard concerns. All mapped water bodies are protected by either i) a 50ft or ii) 100ft buffer (established from top of bank)
 - ii. In contrast, the proposed River Corridor overlay is a modified Fluvial Erosion delineation (as mapped by VT DEC) that adds 50ft to the stream meander (mapped by reach).
 - iii. Property owners may be subject to Special Flood Hazard Area (SFHA), Norwich Shoreline Overlay *and* the Proposed River Corridor Overlay. The most restrictive regulations would apply.
 - iv. Both the Norwich Shoreline Overlay and the Proposed River Corridor effectively prevent further development.
 - v. With the Norwich Shoreline Overlay there is no need for a map amendment process
 - vi. With the River Corridor Overlay there is a need for a map amendment process, but, unlike SFHA and FEMA there is no VT DEC procedure for amendment of the River Corridor delineation
 - vii. The River Corridor Overlay is already in effect for properties under Act 250 permit. Due to the Act 250 database being out-of-date it is not possible to determine how many Norwich properties have Act 250 permit *and* would be affected by the River Corridor rule.
- b. Questions and comments from the audience centered on:
 - i. Scope of impact of the proposed River Corridor rules
 - ii. In what ways the River Corridor Overlay differs from the existing shoreline and SFHA overlays
 - iii. What if any potential financial benefits could follow from adopting the River Corridor rule?
(The municipality would gain a further 5% reduction in emergency relief cost-sharing between Norwich with the state).
- c. Next Steps: The mapping analysis will continue as well as the analysis of the consequences of adopting the river corridor regulations.

7. Process and schedule for Town Plan action item review (10 minutes)

- a. Planning Commission members will meet with groups/individuals that may have information on the specific goals that the town plan is trying to achieve.
- b. Due Date: October 23, 2018

8. Other Business

- a. None

9. Future Meeting Schedule & Agendas

- a. No September 13, 2018 meeting

10. Comments from the Public

11. Adjournment at 8:23.

Melissa Horwitz, Clerk

APPROVED 9/27/18

Future Meetings:

Thursday, September 13, 6:30pm, No Regular Meeting

Monday, September 17, 7pm, Affordable Housing Education Series

Thursday, September 27, 6:30pm, Regular Meeting

Thursday, October 11, 6:30pm, Regular Meeting

Planning Commission Agendas & Minutes available at:

<http://norwich.vt.us/planning-commission/>