

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, October 11, 2018, Tracy Hall

Members Present: Jaci Allen (Chair), Chris Brien, Susan Brink, Jeff Goodrich, Melissa Horwitz, Steve Thoms, Jeff Lubell

Public: Linda Cook

Staff: Rod Francis

Jaci Allen, Chair, called the meeting to order at 6:31 PM.

1. Approve Agenda
 - a. Discuss TRORC Letter under 2. Meeting Objectives
 - i. Add to number 6 a —discuss TRORC feedback
 - b. Approved---Move: Horwitz. Second: Goodrich
2. Meeting Objectives:
 - a. Discuss TRORC feedback
 - b. Review sample Action Item Summaries
3. Comments from the Public
 - a. None
4. Review Minutes 9-27-18
 - a. Future meeting vote on Secretary and Clerk
 - i. Send out corrected minutes and take out detail of amendments
 - ii. 4(a)(2) will read minutes revised
 - iii. 4(a)(c) (3)—Add Brien to Housing
 - iv. 5(b)(i)—did not unanimously reject—get rid of “unanimous”
 - b. Approved as amended Move: Horwitz Second: Thoms Abstain: Goodrich
5. Announcements, Reports, Updates & Correspondence
 - a. Correspondence
 - i. None
 - b. Announcements
 - i. Next affordable housing education forum, October 22 at 7:00 Tracey Hall
 - c. Updates
 - i. ANR/DEC River Corridor Overlay — Francis
 1. Francis continues with work on mapping differences between exiting ToN Shoreline + SFHA and ANR/DEC River Corridor + SFHA
 2. ToN Subdivision and Zoning Bylaw requires applicants to respond to erosion, water quality and steep slopes and other landscape attributes that stand in for what the river corridor purports to do.
 3. Significant land area in River Corridor conserved or otherwise protected. Current conditions compare well to River Corridor program in key regards. Once mapping issues are resolved map and justification for using existing ToN regulations for ERAF will be made.

- ii. Enhanced Energy Committee — Enhanced energy draft will be read against Act174 requirements to identify gaps. Will also identify areas of town suitable for new energy projects. Planning commission members are working together with Enhanced Energy Working Group on this aspect.
 - iii. Affordable Housing-Lubell
 - 1. Professor Ron Shako—identified students for accessory dwelling units (ADU) project. Lubell will talk to them next week.
 - a. Affordable housing committee to schedule another meeting
6. Discuss TRORC letter
 - a. Francis: — Selectboard (SB) conveyed frustration with process.
 - i. I will initially meet with TRORC staff with on possible next steps.
 - ii. It is important to remember we have an adopted town plan and it is still in effect.
 - iii. The situation here is not urgent and would benefit from calm reflection
 - b. Goodrich (TRORC Commissioner for ToN) talked to Peter Gregory (TRORC Executive Director) —16 page Staff Report recommending approval gives background to the letter recording denial of TRORC approval dated October 1, 2018
 - i. As a planning commission we decide whether we want to comport with the regional commission (TRORC) or not.
 - ii. TRORC has offered staff will help us with any amendments to the town plan
 - c. Lubell — great value in us as a commission meeting with TRORC about their concerns
 - i. Can we petition for reconsideration before TRORC?
 - ii. What would be the amendment process to respond to that?
 - a. Francis — the standard statutory amendment process; Total of 3 hearings: PC, 1; SB, 2
 - iii. The Interchange area issue: are we in fundamental disagreement with the TRORC?
 - d. Brink — Don't we (already) have a housing goal? What would be acceptable TRORC and SB?
 - e. Brien — What is the risk or penalty of waiting until we have a new plan?
 - a. Francis — That is an option and has to be brought back to the SB and PC. We would be ineligible for municipal planning grants and be uncompetitive for Vermont community Development Grants (VCDP).
 - f. Thoms — TRORC is not looking for number of affordable housing units — I don't think we violate this
7. Discuss Action Item Summary for Town Profile and Community Facilities and Services
 - a. Do outline as per the example provided
 - b. If you hear good ideas then write them down
8. Other Business
 - a. Coding day on October 29, 2018 for town survey question.
9. Future Meeting Schedule & Agendas
 - a. October 25, vote for position of clerk and secretary
 - b. TRORC
 - c. Action item review

10. Comments from the Public
 - a. None.

Melissa moves and Steve 2nds: adjourned at 8:12

Respectfully submitted: Rod Francis (based in part on notes provided Clerk Horwitz)

APPROVED 11-8-18

Future Meetings:

Monday, October 22, 7pm, Affordable Housing Education Series #3
Thursday October 25, 6:30pm, Regular Meeting
Thursday, November 8, 6:30pm, Regular Meeting
Thursday December 13, 6:30pm Regular Meeting

Planning Commission Agendas & Minutes available at: <http://norwich.vt.us/planning-commission/>