

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, May 22, 2014, Tracy Hall

Regular Meeting

Members Present: Gray, LaRowe, Brink, Goodrich, Johnson

Members Absent: Flynn, Lubell

Clerk: Phil Dechert **Others:**

Tom Gray, Chair, called the meeting to order at 7:11 PM.

1. **Agenda** – Approved
2. **Minutes** – 5-08-14 –approved without changes
3. **Announcements & Reports, Correspondence & Updates:**
 - a. **Affordable Housing Subcommittee** – Dechert reported the Subcommittee met on May 5th and May 19th and is focused on the use of the current Fire/Police site on Main Street for housing if the Fire/Police move to a new site. Other potential sites are also being discussed.
 - b. **Economic Development District** – Gray attended a workshop sponsored by the East Central Vermont Economic Development District where a presentation was given on growing the local economy by focusing on creating an environment supporting the startup and growth local businesses as opposed to enticing larger businesses to move to the area.
4. **Zoning Regulation Amendments**
 - a. **Village Buffer Waiver** – Dechert presented a proposal to allow low impact non-residential uses on properties abutting Village Business District properties where the level and nature of the business activity is incompatible with an adjacent residential use. A landowner in the VR I District may apply for a conditional use approval to allow for a low-impact non-residential use if the commercial use of the abutting property in the Village Business District is incompatible with a residential use of the applicant’s property. Dechert submitted an outline of the proposed zoning change. The members looked at examples of where in the Village this conflict exists. The consensus of the members was to agree in principal and to look at the details of a “low impact non-residential use”.
5. Adjournment 8:40 PM

Phil Dechert, Clerk

APPROVED 6/12/14

Future Meetings: Thursday, June 12, 2014 – 7 PM Regular Meeting

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