

NORWICH PLANNING COMMISSION
Meeting Minutes
Thursday, November 10, 2016, Tracy Hall

Regular Meeting

Members Present: Goodrich, Lubell, Thoms, Allen, Horwitz, Brink, Brien

Members Absent: **Clerk:** Phil Dechert

Others: Ernie Ciccotelli, Wilfred Smith, Gerry Tolman

Goodrich, Chair, called the meeting to order at 7:03 PM.

1. Agenda – Approved.

2. Comments from the Public –

- Wilford Smith inquired about answers to a memo submitted by Pam Smith, why affordable housing is needed, and what is the new regulation adoption process.
- Ernie Ciccotelli expressed concern that the DRB was granting too many waiver requests and the Planning Commission may want to re-evaluate the waiver provisions in the zoning and subdivision regulations.
- Gerry Tolman inquired about the role of the regional commission in the zoning process.

3. Minutes – 10-13-16 were approved

4. Zoning Regulation Update

- Reviewed Draft Zoning Section 5.06 PUD
 - 5.06 (E) Affordability Requirements in Mixed Use District
- Updated Zoning District Map – the Commercial District east of Route 5 will be changed back to Mixed Use
- Tax impacts of new development in Mixed Use Districts
 - Education – Impact on Taxes of 15, 30, or more new students – fixed costs may have minimal change, additional per student funding from State
 - Municipal – Dechert will talk to Department Heads – DPW, Fire, Police to determine impact on town budget of more development on Route 5 South/River Road.
 - Highways maintained by State, close to services
 - Need more details

5. Town Plan Update

- Linda Gray and Energy Committee working resource data. Also looking at some specific pre-approved solar sites to be included in Town Plan.
- Brandy working on Resiliency (flood and fluvial erosion)
- Phil working on Facilities

6. Future Meeting Schedule & Agenda

- Status of Town Plan update
- Review Zoning Article 5

Adjournment 8:31 PM

Phil Dechert, Clerk

APPROVED 12-8-16

RATIFIED 1/4/17

Future Meetings:

Thursday, December 8, 2016 – 7 PM Regular Meeting

All Planning Commission agendas and minutes may be found at: <http://norwich.vt.us/planning-commission/>