

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, April 28, 2016, Tracy Hall

Regular Meeting

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

Members Absent: LaRowe

Clerk: Phil Dechert **Others:**

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

1. **Agenda** – Approved
2. **Minutes** – 3-24-16 approved without changes
3. **Announcements & Reports, Correspondence & Updates**
 - Susan Brink reported on a TRORC Meeting, attended by Peter Brink, regarding a proposed large mixed use development on land in Strafford, Tunbridge, Royalton, and Sharon. The developer has purchased 900 acres, plans to buy up to 5000 acres, and claims to be considering up to 20,000 units. The development would be subject to an Act 250 permit review based on Act 250 Criteria including compliance with the regional plan and the individual town plans. Strafford is the only town with zoning and subdivision regulations.
4. **Zoning Regulations Revisions – Article 5**
 - Site Plan Review (SPR) 4-26-16 Draft - Mixed Use Districts - Discussions included:
 - Orientation of buildings and parking areas in relation to streets,
 - building height and number of stories, and
 - design of building facades to minimize large box like structures with continuous unrelieved surfaces.
 - Planned Unit Development (PUD) – Changes were discussed to the PUD Density Bonus Table to increase incentives for building affordable housing. Lubell and Goodrich will propose changes to the table for a future meeting. The specific requirement for either “Traditional Neighborhood” or “Cottage Cluster” PUD designs was dropped and they will become examples of appropriate development options.
 - Proposed permitted & conditional uses in the Mixed-Use Districts were reviewed.
5. **Adjournment 8:35 PM**

Phil Dechert, Clerk

APPROVED 5/26/16

Future Meetings: Thursday, May 12, 2016 – 7 PM Regular Meeting

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