

NORWICH PLANNING COMMISSION
Meeting Minutes
Thursday, August 25, 2016, Tracy Hall

Regular Meeting

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

Members Absent: Brien **Clerk:** Phil Dechert

Others: Approximately 15 members of the public attended. Mary Layton, Dean Seibert, Charlotte Metcalf, John Farrell, Kris Clement, and Stuart Richards participated with comments.

Jeff Goodrich, Chair, called the meeting to order at 7:04 PM.

1. **Agenda** – Approved
2. **Comments from the Public** –Members of the public commented on proposed plans for mixed use zoning districts in the Route 5 South/River Road area. Concerns were expressed regarding the potential scale of future development in the area with impacts on rural character, natural resources, traffic, and municipal tax rates. Although there was support for affordable housing, there was concern of too much in one area.
3. **Minutes** – 8-11-16 approved without changes
4. **Announcements & Reports, Correspondence & Updates** – None
5. **Zoning District Boundary Changes**
 - Commercial District – Existing Commercial/Industrial District to remain commercial with a provision for affordable residential PUDs.
 - West Side of Route 5 South - Existing Rural Residential District to be changed to Mixed Use District. Still to be determined are balance between commercial and residential, basic density calculation and density bonuses for affordable housing.
 - River Road – Proposed River Road Mixed Use District will be expanded to include remainder of Cook property to the south, the east side of River Road, and the Dartmouth College Lewiston property. The VR II District south of Church Street west of I-91, and east of the Village will be included in the Mixed Use District.
 - A revised draft zoning district map will be prepared for the next meeting.
6. **Work Schedule**
 - The Clerk distributed a draft Meeting/Workshop Schedule extending to February 2017. Included was zoning and town plan revisions and public workshops. Changes were discussed including moving initial workshops to later in October.
7. **Town Plan Update**
 - Norwich Town Plan expires at end of 2016 and will need to be readopted with some changes in the energy and land use sections to comply with statutes.
 - The Clerk will compile a list of suggested and required changes for next meeting.
8. **Adjournment 8:46 PM**

Phil Dechert, Clerk

APPROVED 9/8/16

Future Meetings:

Thursday, September 8, 2016 – 7PM Regular Meeting

Thursday, September 22, 2016 – 7PM Regular Meeting

All Planning Commission agendas and minutes may be found at:

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