

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, April 27, 2017, Tracy Hall

Regular Meeting

Members Present: Allen, Brink, Horwitz, Lubell

Members Absent: Brien, Thoms, Goodrich **Clerk:** Phil Dechert

Others: Stuart Richards, Ernie Ciccotelli, Calli Guion, Frank Manasek, and Marcia Calloway

Susan Brink, Vice Chair, called the meeting to order at 7:00 PM.

1. **Approve Agenda** – Approved with addition of “#8 Communication with Public”
2. **Meeting Topics and Goals**
 - a. Approve the current drafts for inclusion in the formatted town plan update.
 - b. Discuss zoning update process.
3. **Comments from the Public**
 - a. Stuart Richards – Some people will object to the Town Plan in its current form.
 - b. Marcia Calloway – Question regarding checklist for Town Plan adoption.
 - c. Ernie Ciccotelli – Questions regarding status of sustainability in the Town Plan and how this will relate to zoning.
4. **Minutes** – 4-13-17 – Approved with minor change.
5. **Announcements, Reports, Updates & Correspondence**
 - a. New Town Manager, Herb Durfee starts Monday, May 1.
6. **Town Plan Updates** –

The complete drafts of the proposed changes to sections on Land Use, Energy, Facilities, Resiliency, and Transportation were approved and will be formatted into the current Town Plan creating an updated draft for review at a warned public hearing. The proposed changes are mostly limited to compliance with state statutes and the regional plan. If the formatted draft is ready and approved at the May 11th meeting, a public hearing will be scheduled in mid-June.

Changes to the Land Use section do not include those being considered for the Route 5 South/River Road mixed use project. The mixed use proposal may be revisited after the Town Plan update has been adopted and updated zoning regulations have also been adopted.

Also, an addition to the Land Use Section supporting the re-designation of the “Village Center”; will be ready for the May 11th meeting. The “Village Center” area includes the Village Business District plus north along Main Street to the Norwich Public Library, and south to the Marion Cross School.

7. Zoning Update

- a. Status of proposed revisions reported by the Planner:
 - i. Proposed revisions to Articles I, III, and IV, are substantially ready for review
 - ii. Articles II and V require major reorganization and updating for River Corridor and Flood Hazard sections. Any proposed criteria for new mixed use districts will be deleted.
 - iii. Articles VI and VII have not yet been revised but will not require significant changes.
- b. Schedule:
 - i. The Planner will provide completed sections to the Commission 10 days prior to the review meeting.

8. Communication with Public

- a. A short follow-up letter on the status of the issues discussed at the February public presentation and the Commission's current priorities for posting on the Planning Commission web page with a connection posted on the listserv. Lubell and Allen will draft the document.
- b. The concept of informal meetings with small groups of the public and two or three commission members was considered. The participating members would report back to the full commission.

9. Future Meeting Schedule & Agenda

- a. May 11 – Review formatted town plan updates and vote to schedule hearing if ready. Review any distributed zoning drafts.

Adjournment: 8:10 PM

APPROVED 5-11-17

Phil Dechert, Clerk

Future Meetings:

Thursday, May 11, 2017 – Regular Meeting
Thursday, May 25, 2017 – Regular Meeting
Thursday, June 8, 2017 – Regular Meeting
Thursday, June 22, 2017 – No Meeting

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