

Norwich PC Special Meeting Minutes 2/13/24

Members Present: Kris Clement, Vince Crow, Jeff Goodrich, Jaan Laaspere, Bob Pape

Public: Aaron Lamperti, Mary, Gorman, Jay Benson, Jack Cushman, Linda Gray, Kathleen Shepard, Judy Pond

Meeting Opened: 6:32 pm

1. Approve Agenda:

Goodrich moved, seconded Pape, to approve the agenda.

Motion passed 5-0

2. Public Comment on items not on the agenda

N/A

3. Correspondence

4. Preferred Siting request for Lamperti/ Eanet 150 kW Community solar

Goodrich recused himself from the discussion based on previously being hired by the landowner.

Lamperti stated that this project is intended to be an off-site net metering solar site and he is seeking preferred site status. The project is not visible from the road or abutters homes. He stated that the proposed site is a mostly clear area where his leach field is currently located and that the panels will take up less than an acre of land.

Laaspere stated that sites that are not automatically designated as a preferred site are not prohibited from becoming a preferred site, it just requires the PC to take a second look.

Jay Benson raised the concern that the site proposal could be drastically different from the proposal after more information is gathered. Laaspere recommended that the PC place a proviso on the motion to enable the PC to provide input through the development of the project.

Judy Pond, Linda Gray and Jack Cushman stated that they support the project.

Pape moved, seconded by Crow, that the PC grant preferred siting status to the item in question and to commit the PC to apply for party status with the PUC going forward the in process of this project.

Motion passed 5-0

5. Chair Report

Laaspere stated that the proposed site for the Farmers Market has encountered issues with the sale of the land and that the zoning issues are not the most pressing issue regarding that project, but to keep the idea of revising zoning regulations in mind in the future. Goodrich stated that the PC should also keep in mind preferred sites of affordable housing.

Laaspere provided an update on the mapping initiative. Currently NEMRC hosts a parcel map for the listers which costs about \$750 annually. GIS overlays such as zoning districts, aquifer protection, ridgeline and scenic areas already exist and can be added to have just one map. He will continue to compile a list of desired overlays and request a quote for implementation.

Laaspere stated that due to staffing issues, the AHSC has created RFP's for 3rd party grant administration and project management, which will be discussed at the next SB meeting.

Laaspere provided an update on the open zoning staff member position. The candidate that was offered the position declined the offer. A future agenda item will be set to discuss any changes to the job description and position title.

Laaspere stated that there is a Sharon town line boundary dispute resulting in some properties potentially being incorrectly taxed twice. The situation is being investigated and will be discussed at the next SB meeting.

6. Permitting Requirements for lot consolidation

The group discussed the issue of consolidating 2 parcels, on which there are no more than one development, into one parcel without requiring a zoning review and permit process.

The group had consensus that bylaws do not require a permitting process for lot consolidation but that the language is open to the interpretation that it would require a permit. Goodrich and Laaspere volunteered to draft a revision of the bylaws in question and update as a future agenda item.

7. Subcommittee updates

The group had consensus that the PC has the power to create its own subcommittee and appoints members to the subcommittees. Subcommittee charters should be open ended but not too broad in order to stay focused on the issue subcommittee was created to address. The group had consensus that the subcommittees should aim for 5 members in order to avoid OML violations and also aim for at least 1 PC member to be able to provide a report at the regular PC meetings.

Solar Siting Subcommittee provided an update on the development of an Enhanced Energy Plan. After discussion with members of the TRORC, it was determined that the Norwich Town plan is fairly close to fulfilling the requirements of the Enhanced Energy Plan by changing a few lines

and updating data. Another required change would be the removal of the default preferred siting and the discussion of what its replacement would be will need to be a future agenda item.

The Multi-Modal transportation subcommittee will develop its charter and continue work on a Multimodal transportation master plan for the town, including capital planning for sidewalks.

8. Approve Minutes

Goodrich moved, seconded by Pape, to approve the minutes of the 12/12/23 meeting with changes.

Motion passed 5-0

Goodrich moved, seconded by Pape, to approve the minutes of the 1/9/23 meeting

Motion passed 5-0

Goodrich moved, seconded by Pape, to approve the minutes of the 1/23/24 meeting

Motion passed 5-0

9. Adjourn

Goodrich moved, seconded by Pape, to adjourn the meeting

Motion passed 5-0

Future PC Meeting – 3/12/24 at 6:30pm at Tracy Hall (also accessible via Zoom)

Minutes by Vincent Crow on 2/16/24