

Members Present: Christian Spalding, Mary Gorman, Vince Crow, Jeff Goodrich, Jaan Laaspere, Ernie Ciccotelli, Bob Pape

AHSC Members: Brian Loeb, Jeff Lubell

Meeting Opened: 6:31 pm

**1. Approve Agenda:**

Gorman moved, seconded by Goodrich, to approve the agenda.

***Motion passed 7-0***

**2. Public comment for items not on agenda**

N/A

**3. Correspondence**

N/A

**4. Planning & By-laws overview**

The group discussed methods to approach modifying regulations in consideration of future land use and housing. Options included surgical changes to the town plan, changes to specific zoning bylaws, broader town plan changes, and redrawing zoning districts. Making changes in a timely manner is important in order to stay up to date with changes in state laws and regulations.

**5. Zoning By-laws for housing – Joint meeting with AHSC**

The group discussed zoning tools that would address barriers to development of housing in the villages. Goodrich and Lubell recommended looking at the density restrictions of the subdivision regulations and increasing the baseline.

Loeb provided an update regarding regulations related to ADU's. The AHSC is working on recommendations for town regulations to bring them up to date with current state laws specific to ADU's. Other considerations beyond compliance could include policy on short-term rentals and parking requirements. Members of the AHSC will continue to develop proposed updates to regulation with the help of the RPC and provide updates at a future date.

The group discussed defining affordable housing and whether changes should focus on subsidized housing or a broader variety of housing.

The group had consensus to work with the RPC to suggest changes to the Town Plan, subdivision regulations and zoning bylaws in order to achieve compliance with state laws relating to multi-family and multi-use housing, which will be reviewed by the PC. The group had consensus to set this topic as a standing agenda item.

**6. Capital Planning**

Consensus to set as agenda item for next meeting.

**7. Candidate review**

Two candidates recently interviewed for the open PD/ZA position.

Crow moved, seconded by Ciccotelli to Move to enter executive session pursuant to 1 V.S.A § 313 (a) 3) to consider the appointment or employment of a public officer or employee.

***Motion passed 7-0***

The group entered executive session at 8:03 pm and ended executive session at 8:21 pm

Goodrich moved, seconded by Pape, that the PC states that both candidates appear qualified for the town's open planning position.

Ciccotelli and Goodrich objected to the title of the position and believed that the position should be a zoning administrator.

**Motion Passed 5-2**

(Pape, Crow, Gorman, Spalding, Laaspere – For | Ciccotelli, Goodrich – Against)

**8. Approve Minutes for 8/20/24**

Goodrich moved, seconded by Spalding, to approve minutes with edits

***Motion passed 6-0 (Gorman Abstained)***

**9. Plan for Special Meeting in September**

The PC will schedule a special meeting including discussion of lot consolidation and the Norwich Farmer's Market on 9/24 at 6:30pm, with potential special meetings in October and/or November.

**10. Public Comment**

N/A

**11. Adjourn**

Goodrich moved, seconded by Pape, to adjourn the meeting at 8:37 pm

***Motion passed 7-0***

**Future PC Special Meeting – 9/24/24 6:30 pm at Tracy Hall (also accessible via Zoom)**

**Future PC Regular Meeting – 10/8/24 6:30 pm at Tracy Hall (also accessible via Zoom)**

Minutes by Vincent Crow on 9/13/24

APPROVED 09-24-2024