

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, May 26, 2016, Tracy Hall

Regular Meeting

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

Members Absent: Allen

Clerk: Phil Dechert **Others:** Brandy Saxton, Gerry Tolman

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

1. **Agenda** – Approved
2. **Minutes** – 4-28-16 approved without changes
3. **Announcements & Reports, Correspondence & Updates**
 - TRORC Housing that is Affordable Discussion
 - Wednesday June 1, Tracy Hall Norwich 5:30 to 7:30 PM
4. **Zoning Regulations Revisions – Article 5**
 - Affordability Requirements in Mixed Use District – Jeff Lubell reviewed a proposed approach to affordable housing in the new mixed-use district outlined in a memo he submitted to the Commission. Discussion included:
 - Ratios of affordable and market rate housing in same project for density bonuses.
 - Similar designs and quality between affordable and market rate housing.
 - Requirements to include a percentage of affordable units in all residential PUDs in mixed-use district.
 - Methods of keeping units affordable over time through deed restrictions limiting the amount of price increases on future sales.
 - May owners originally qualifying for affordable housing stay in the affordable housing after they have a significant increase in income or will they probably move anyway?
 - Provisions for long term maintenance of properties to maintain value.Jeff Lubell will continue research on some of these issues.
 - The Commission reviewed changes to the Mixed Use District Criteria for PUDs submitted by Brandy Saxton. The draft will be updated for the next meeting.

5. Adjournment 8:24 PM

Phil Dechert, Clerk

APPROVED 6/9/16

Future Meetings: Thursday, June 9, 2016 – 7 PM Regular Meeting
Thursday, June 23, 2016 – No Meeting
Thursday, July 14, 2016 – 7 PM Regular Meeting

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