

NORWICH PLANNING COMMISSION  
Meeting Minutes  
**Thursday, September 8, 2016, Tracy Hall**

**Regular Meeting**

**Members Present:** Goodrich, Horwitz, Allen, Lubell, Brien, Thoms,

**Members Absent:** Brink     **Clerk:** Phil Dechert

**Others:** None

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

1. **Agenda** – Approved
2. **Comments from the Public** - None
3. **Minutes** – 8-25-16 approved without changes
4. **Announcements & Reports, Correspondence & Updates** – None
5. **Zoning Regulations Update**
  - PUD and Affordability Criteria – Analysis from Goodrich and Lubell not finalized yet. Discussion of preliminary data included:
    - Densities for affordable housing based on 50% affordable and 50% market rate. What is feasible based on per unit project costs?
    - Impact of limits on appreciation of resale value for affordable units:
      1. Marketability of units with limited potential increase in equity
      2. Impact on property taxes
    - Rental v. Owned – based on market demand?
  - Tax Impacts
    - Municipal – higher density development closer to state highways, municipal services, and schools may cost the town less per unit than dispersed development on town maintained back roads far from municipal services (fire, police, public works).
    - School – Affordable development with access to schools and public transportation may attract families with children increasing school population, reducing per pupil costs with a decrease of school taxes.
  - Zoning District Map Revisions
    - Reviewed revisions to zoning district map based on decisions in previous meeting.
    - Maximum allowed Densities need to be determined
6. **Town Plan Update**
  - Meeting scheduled with Chris Sargent (TRORC) on October 13 to discuss Town and Regional Plan updates.
    - Discussion of possible change in Regional Plan to designate the Route 5 South and River Road area as a “Village Area” suitable for higher density housing and mixed-use.
  - Review of additional town plan required changes:
    - Energy Section** - Comply with statutory requirements and establish criteria for PSB review of proposed solar and wind projects;
    - Land Use** - Revise Land Use chapter to support changes to Route 5 South and River Road MU Districts; include description and map of “Norwich Designated Village Center”; and

**Utility and Facility Plan** - Update with data required by statute; Flood Resiliency Plan

**7. Next Agenda Items:**

- Analysis of potential costs of units and density in relation to affordability goals
- Impact on property taxes on affordable units with limits on increase in equity of future sales.

**8. Adjournment 8:02 PM**

Phil Dechert, Clerk

*APPROVED 9/22/16*

**Future Meetings:**

Thursday, September 22, 2016 – 7PM Regular Meeting

Thursday, October 13, 2016 – 7PM Regular Meeting

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