

NORWICH PLANNING COMMISSION  
Meeting Minutes

**Thursday, February 9, 2017, Tracy Hall**

Regular Meeting

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

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

**Others:** Stuart Richards, Frank Manesek, Will Smith, Pam Smith, Marcia Calloway, and Colin Calloway

Jeff Goodrich, Chair, called the meeting to order at 7:01 PM.

1. **Agenda** –Approved.
2. **Comments from the Public** –
  - a. Pam Smith – Submitted list of questions regarding proposed Route 5 South/River Road rezoning.
  - b. Stuart Richards – Asked what is expectation of Commission of realistic number of units in Mixed-Use Districts.
  - c. Marcia Calloway – Questions on the process of adopting Zoning Regulations.
  - d. Frank Manesek - Asked if plan is based on previous public opinion surveys.
3. **Minutes** –1-26-17 were approved with a minor change.
4. **Announcements, Reports, Updates & Correspondence** –
  - a. Discussion of the “Lewiston” property owned by Dartmouth College will be scheduled after Town Plan update preparation.
5. **Review February 2, 2017 Presentation on Mixed Use Districts**
  - a. Discussion and Review of public comments
    - i. Jaci Allen notes from meeting – Clerk to obtain her summarized notes.
    - ii. Melissa Horwitz notes from meeting – Clerk has edited for correct names, Commission members will review.
    - iii. Jeff Lubell discussed comment topics he noted as follows:
      1. Hopson Lane – Impact
      2. Concerns with strip development and impact on downtown businesses
      3. Taxes
      4. Affordable Housing Requirements too stringent
      5. Traffic
      6. Can Affordable Housing Requirement be waived
    - iv. General Discussion
      1. Buildout of Areas to be developed
        - a. Without taking into consideration wastewater
        - b. With Wastewater Restrictions (not known)
      2. Considerations of amount of potential growth considered –
        - a. Reasonable
        - b. Phasing
        - c. Level of growth
      3. Wastewater Options:
        - a. Onsite – limited potential in many areas
        - b. Connections to other towns – possible

- c. Smaller Community Systems – possible in a few areas
  - d. Do we establish total number of units without wastewater or with wastewater
4. Issues:
- a. Potential possible maximum build-out versus a reasonable build-out
  - b. Commercial uses without any residential uses on parcels in mixed use areas.

**6. Town Plan Update Status**

- a. Land Use Section –Draft of revisions to the Land Use by Consultant was distributed
- b. Schedule – Drafts of all town plan revisions will be reviewed at a special meeting on March 2<sup>nd</sup> with the Consultant, Brandy Saxton, and the March 9<sup>th</sup> meeting.

**7. Other Business**

**8. Comments from the Public:**

**Adjournment – 8:30 PM**

*APPROVED 3/9/17*

**Future Meetings:**

Thursday, February 23, 2017 – No Meeting

Thursday, March 2, 2017 – Special Meeting – Review of Town Plan updates.

Thursday, March 9, 2017 – Regular Meeting – Review of Town Plan updates.

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