

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, October 16, 2008

Tracy Hall - Meeting Room

Members Present: Daniel Johnson, Tom Gray, Richard Stucker, Ralph Hybels, Jaye Pershing Johnson

Members Absent: Brooke Adler, Jeff Goodrich

Clerk: Phil Dechert **Others:** Approximately 14 Students

Tom Gray, Vice-Chair, called the meeting to order at 7:30 p.m.

1. Approve Agenda – Agenda was approved by **unanimous consent**.

2. Comments from the Public – None.

3. Announcements & Correspondence –

Reminders:

October 20 – Norwich Conservation Commission Community Values Forum – 7 PM

October 24 - Pot-Luck Dinner for Town Volunteers

4. New Zoning –

The Selectboard voted to warn a hearing for November 12 on a revised zoning draft (October 15, 2008 Draft). The warning was published October 15 and the draft will be in effect for up to 150 days. The new draft includes changes recommended by the Planning Coordinator and endorsed by the Planning Commission.

5. Town Plan

After reviewing a draft application for a Municipal Planning Grant to fund the final phase of town plan preparation, the commission voted 5-0 to authorize Dechert to submit the application.

Housing – Gray has continued meeting with the Chair of the Affordable Housing Committee.

Dechert will re-draft (rough draft) the following sections to include comments received: Natural Resources, Land Use, and Transportation.

6. Inclusionary Zoning

At a recent meeting at Vermont Law School related to local permitting issues for Affordable Housing projects, Dechert learned that there are no towns in Vermont other than Burlington that have adopted inclusionary zoning. The recommendation from those familiar with inclusionary zoning in other states was that it is not practical to consider applying the requirements to less than 10 units.

Based on a VLCT News article, impact fees on all new houses may not be collected to fund affordable housing, thereby eliminating Section C (4) of the IZ draft. The commission will continue to examine funding possibilities.

In lieu fees (fees collected in lieu of building the required affordable units) appear to be allowed. Dechert will create a table to show how this will work and the effect on density bonuses if units are not built.

7. Minutes - 9-25-08 – Approved without changes.

8. Adjournment – 9:45 PM

Phil Dechert

Approved 11/13/08

Future Meetings:

Thursday, October 23 at 7 PM

Thursday, November 13 at 7 PM