
2019 TOWN PLAN LAND USE WORKSHOP

A discussion in four maps.

Current Land Use — depicts the current primary use of the property.

[NOTE: These are NOT zoning districts]

Forest Blocks — blocks of mapped habitat wildlife corridors over 500 acres with either a high or medium conservation value

Protected Lands — Public lands with future development restrictions.

Privately held lands subject to conservation easements and/or lands currently dedicated to forestry and/or agriculture

Housing Map — units built before and after 2010

Observations:

1. Ubiquity of residential lots
2. Overlap between protected lands and residential use
3. Relative mismatch between existing protected lands and identified forest blocks
4. Pattern of dispersal for residential use reflects landform (path of least resistance)
5. Energy intensity of current land use is high (transportation/ age and design of residential units)
6. Proximity of downtown Hanover to Norwich village
7. Additional houses (since 2010) mostly fit the pattern of dispersal

A discussion in one map

Future Land Use — depicts the planned use of the lands.

[NOTE: These are NOT zoning districts]

Observations

1. Acknowledging Protected Lands and directing development towards existing public assets suggests need for amendments to land use regulations
2. The rural identity of Norwich is unlikely to be preserved through just one zoning district — Rural Residential — accounting for 97% of land area (albeit slow rate of change)
3. The commitment to protected lands and rural character could be enhanced by shifting the pattern of development towards smaller residential parcels adjacent to village, and mixed use in other areas. This would depend on wastewater suitability and/or larger community commitment
4. Extending village or increasing residential density adjacent to village is constrained to the south by conserved land, north by terrain, west by floodplains/terrain and east I-91 (edge of earth)
5. Ownership pattern of much of the existing Commercial/Industrial District is at odds with district purpose (school playing fields, Montshire etc.). Capability of existing lands is very limited (e.g. well head protection at KAF)