

Members Present: Christian Spalding, Vince Crow, Jeff Goodrich, Jaan Laaspere, Ernie Ciccotelli, Bob Pape

Public: Peggy Allen, Todd Allen, Cam Brown, John Currier, Judy Currier

Meeting Opened: 6:32 pm

1. Approve Agenda

Goodrich moved, seconded by Pape, to approve the agenda with the moving Item 5 to Item

Motion passed 6-0

2. Public comment for items not on agenda

N/A

3. Correspondence

Laaspere referred to the correspondence regarding the Vermont Department of Housing and Community Development updated rules which no longer required Village Center designation. Currently the town does not have Village Center designation, and the group had consensus to set a future agenda item to discuss and ask the selectboard to request designation.

4. Norwich Farmers' Market

Peggy Allen explained that she is seeking a P&S for the lot that is for sale across the street from the current farmer's market location and that there are time constraints. She stated that some of the reasons for the move include parking and safety issues along with wetland issues at the current site. The new site would allow the Farmers Market to have a building for a winter market on site.

The group discussed the possible relocation of the Norwich Farmers' Market. Currently the Farmers' Market leases land at the current site and has an opportunity to purchase the lot on the other side of US-5, a lot that is currently zoned as Rural Residential which would not allow a farmers' market to operate unless zoning changes are made.

The group discussed the option of updating the zoning bylaws to allow farmers market as a conditional use in Rural Residential and the implications on the rest of town that may follow such a change. Another option would be possible rezoning of the area. The group had consensus to include this topic going forward in the zoning bylaw revision discussions.

5. Subcommittee Process

Laaspere provided an update regarding subcommittees. Based on legal opinion, the selectboard has created a process for creating and appointing members to a formal advisory committee, which includes appointed commission members and members of the public. If the group consists of only commission members (less than quorum) and adheres to Open Meeting Laws, it

is considered a working group and does not require going through the subcommittee application process.

The AHSC has completed and submitted the form for approval by the selectboard at a future meeting. The Solar Siting Subcommittee consists of PC members only so it is considered a working group.

6. Planning & zoning staff

Laaspere provided an update on the open staff position. After a new round of online advertising, 7 new applications were submitted. After review, 4 of the applicants were selected to be interviewed. The group had consensus to reassess after interviews if more steps are needed to gather information before a decision is made.

7. Zoning by-laws to support housing

The group discussed infill in the village that is limited by specific zoning bylaws. The group had consensus to dedicate the first half of the next regular PC to focus on this topic and invite the AHSC to collaborate. Laaspere, Goodrich and Jeff Lubell will provide preliminary information and topics for a detailed agenda.

8. Zoning by-laws – lot consolidation

Laaspere stated that the Board of Listers had requested a change to zoning bylaws regarding merging two adjacent lots into one for the sake of clarity. Ciccotelli explained that property owners can merge lots by deed and if that is the case, the listers are not notified of the change. The Listers will request that the Town Clerk alerts them in the event of a property owner merging lots by deed. Consensus was met to support this request.

9. Capital planning

The group had consensus to dedicate the second half of the next regular meeting to identify and discuss capital heavy elements of the town plan to start the PC's piece of the Capital Plan.

10. Approve Minutes for 7/9/24

Goodrich moved, seconded by Ciccotelli, to approve minutes with changes
Motion passed 5-0 (Pape Abstained)

11. Public Comment

N/A

12. Adjourn

Goodrich moved, seconded by Pape, to adjourn the meeting at 8:27pm

Motion passed 6-0

Future PC Regular Meeting – 9/10/24 at 6:30 pm at Tracy Hall (also accessible via Zoom)

Minutes by Vincent Crow on 8/23/24