

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

Zoning Administrator: Steven True

Public Present: Peggy Allen

Meeting Opened: 6:35 pm

1. Approve Agenda

Goodrich moved, seconded by Pape, to approve the agenda.

Motion passed 5-0

2. Public comment for items not on agenda

N/A

3. Correspondence

N/A

4. Lot Consolidation Update

The group discussed ways to modify the zoning ordinances and subdivision regulations to allow lot mergers, which currently require a permit and DRB review.

The group discussed adopting language similar to the following Hartford regulations:

“Lot mergers are exempt from this requirement provided that a deed merging the lots is recorded in the Hartford Land Records and a Notice of Intent to Merge Lots is submitted to the Department of Planning and Development Services on a form provided by the Department and accompanied by a copy of the recorded deed. “

The group also discussed including a stipulation that the lot is not part of a larger subdivision along with a look back period.

5. Zoning Administrator Nomination

Goodrich moved, seconded by Ciccotelli, to nominate Steven True as the Town of Norwich Zoning Administrator.

Motion passed 5-0

6. Zoning Changes for Housing

The group discussed ways to update aspects related to housing in the Town Plan and Zoning and Subdivision regulations to align with the Regional Plan, with consideration to the state regulation changes in the future.

The PC asked the Zoning Administrator to research potential changes to the subdivision and zoning regulations for the sake of modernization and alignment with state regulations, along with housing specific changes.

7. Capital Planning

Laaspere provided an update stating that he submitted a request form to the Selectboard to create a Capital Planning subcommittee, and that it will be discussed a future SB meeting.

The group emphasized the importance of an annual budget discussion and the potential for adding this element to the Town Plan.

8. Approve Minutes for 10/8/24

Goodrich moved, seconded by Ciccotelli, to approve minutes with changes

Motion passed 5-0

9. Public Comment

N/A

10. Adjourn

Goodrich moved, seconded by Ciccotelli, to adjourn the meeting at 8:07pm

Motion passed 5-0

Future PC Regular Meeting – 12/10/24 at 6:30 pm at Tracy Hall (also accessible via Zoom)

Minutes by Vincent Crow on 11/15/24

APPROVED 12-10-2024