

## **Norwich PC Minutes 10/14/2025**

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

*Zoning Administrator:* Steven True

*Public Present:* Matt Swett, Linda Grey, Amy Stringer, Mary Albert, Kathleen Shepard

Meeting Opened: 6:33 pm

### **1. Open Regular Meeting**

### **2. Approve Agenda**

*Ciccotelli moved, seconded by Spalding, to approve the agenda*

***Motion passed 5-0***

### **3. Public comment on items not on agenda**

*N/A*

### **4. Discussion of TRORC Future Land Use Map**

The group discussed the draft for the Future Land Use and will set a future agenda item for the PC to develop a suggested updated to the map and draft a letter to the TRORC.

### **5. Discussion Enhanced Energy work plan**

The group the discussed assembling a working group including representatives from other groups in town to develop an Enhanced Energy plan for the town. Its goals would include Analysis and Targets, Implementation actions, and mapping. The PC would cover aspects related to Land Use.

*See attached detailed draft Norwich Enhanced Energy Plan overview that was part of the formal request sent to other town groups.*

*Pape moved, seconded by Ciccotelli, that the PC Chair shall make a formal request of the Energy Committee, Conservation Commission, and Regional and Town Staff to participate in this activity and assign representatives.*

***Motion passed 5-0***

### **6. Review Draft FY26 Municipal Planning Grant**

The group discussed the Municipal Planning Grant application. The group had consensus that the application appropriately covered the intended issue, but needed minor edits.

*Ciccotelli moved, seconded by Pape, to authorize the Chair of the PC to sign the Resolution for the Municipal Planning Grant*

***Motion passed 6-0***

The application will be presented to the Select Board at the next meeting for approval before applying.

**7. Discussion of STR**

The group discussed potential regulations of Short Term Rentals.

The group had consensus that an Interim Bylaw would be the best direction at this time to address this issue, setting Owner Occupied short term rentals as an allowable use in all districts with requirements and restrictions. True will develop clean definitions, conditions and a policy statement for a future agenda item.

**8. Approve minutes**

*Spaulding moved, seconded by Crow, to approve the minutes from 9/30/25 with edits*  
***Motion passed 5-0***

**9. Adjourn**

*Pape moved, seconded by Crow, to adjourn the meeting at 8:36pm*  
***Motion passed 5-0***

**Future Regular Meeting – 11/18/25 at 6:30 pm at Tracy Hall (also accessible via Zoom)**

Minutes by Vince Crow on 10/17/25

A project of the Norwich Planning Commission to update the Energy chapter of Norwich Town Plan.

This chapter is intended to comply with standards outlined in Act 174 to receive a: “determination of energy compliance” and “be given ‘substantial deference’ in the Public Service Board’s review of whether an energy project meets the orderly development criterion in the Section 248 process.”

This activity will be guided by Act 174 documentation of Municipal Determinations Standards (2024) with details available in 2024 Guidance for Regional and Municipal Enhanced Energy Planning Standards.

As described in these documents, the Enhanced Energy Plan [EEP] must address specific standards. These standards are listed below with drafting responsibility proposed for each.

## **Roles and Responsibilities**

The **Norwich Planning Commission** will lead the effort, provide overall guidance & coordination and make all policy decisions. This effort will, as always, include open public participation.

The PC will also lead the drafting of Standard 8 relating to patterns and densities of land use. And, as part of its overall charter, the PC will incorporate the findings of this energy plan into our capital planning activities.

The **Solar Siting Subcommittee**, an existing subcommittee of the Planning Commission, will be responsible for:

### Standard 9 – Development and Siting of Renewable Energy Resources

- 9A - Existing renewable energy generation
- 9B - Generation potential - link to mapping
- 9C - Identify sufficient land to meet 2050 target
- 9D - Constraints related to meeting targets
- 9E - Policies, objectives and siting guidelines
- 9F - Maximize potential on preferred locations
- 9G - Municipal projects
- 9H - Other

### Standard 10 - Mapping - overview

### Standard 11 - Map - Existing electrical generation

### Standard 12 – Map - Potential areas for the development and siting of renewables

- A - Raw potential
- B - Known constraints
- C - Possible constraints
- D - Transmission and distribution resources & constraints
- E - Preferred sites

### Standard 13 – Map - Unsuitable areas for siting renewables or particular categories

An **Energy Plan Working Group** is proposed to collect data & draft Standards 4 – 7.

**Membership:**

- 1 from Planning Commission
- 1 - 2 from Energy Committee
- 1 from Conservation Commission
- Solicit input from Historic Preservation Commission and the public
- Staff: Harry Falconer and Steven True

**Responsible for:**

Standard 4 - Resources, needs, scarcities, costs, problems for all energy sectors (electric, thermal and transportation)

**Standard 5**

- A. Estimate current energy use, including 9A & 9G
- B. 2025, 2035 and 2050 targets for efficiency and renewables use
- C. Thermal sector conservation, efficiency and conversion to achieve target
- D. Transportation changes and land use strategies to meet targets
- E. Electricity conservation and efficiency to meet targets

**Standard 6 - Conservation and efficiency**

A - E => Conservation, efficient buildings, decrease fossil fuels for heating, municipal buildings

**Standard 7 - Transportation**

A - E => Public transportation, single occupancy trips, EV, bike/ped, municipal use and infrastructure

## **Schedule**

October '25 - Invitation to Norwich Energy Committee and Conservation Commission for participation in Energy Plan Working Group

First meeting – December '25

First drafts of new sections to Planning Commission – March '26

Review and comments from PC and public – April

2<sup>nd</sup> round / refinement – Q2

Coordinate with PC work on capital planning and other potential town plan amendments to decide how to proceed with public hearing and Selectboard approval process.