

Norwich PC Minutes 11/18/2025

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

Zoning Administrator: Steven True

Public Present: Jeff Lubell, Sarah Lamar, Chris Lamar

Meeting Opened: 6:31 pm

1. Open Regular Meeting

2. Approve Agenda

Goodrich moved, seconded by Pape, to approve the agenda

Motion passed 6-0

3. Public comment on items not on agenda

N/A

4. Correspondence

The chair acknowledged receipt of the Goulet letter

5. Chair Report

A) Town Report

The chair discussed the of the PC activity summary for the annual Town Report. He asked that any comments or suggestions be sent within the next week.

B) Discussion Enhanced Energy work plan

The chair discussed the Enhanced Energy work plan draft and stated that the Norwich Energy Committee and Conservation Commission will choose representatives at their next meetings.

6. TRORC FLU maps

The group discussed the TRORC Future Land Use map drafts. Jeff Lubell explained his correspondence related to the parcel on the north end of the village area. The group had consensus to recommend including this parcel as well as Hawk Pine and areas along Hopson to make the designated village area more contiguous. True will work on the updated map for discussion in the next meeting.

7. Short Term Rentals

The group discussed potential regulations of Short Term Rentals, which is currently an unregulated use. The group had consensus that Short Term rentals should be allowed for owner occupied properties only. The group discussed a town registry of Short Term rentals and agreed it would be beneficial. True will discuss with town staff to verify the feasibility of implementation.

In order to implement this set of regulations, an ordinance would be the best method instead of an interim bylaw. This would require a public hearing and approval by the selectboard. The PC will develop a draft ordinance at the next meeting.

8. Capital Planning

The group discussed the Planning Commission's role in the town capital planning and ways effectively utilize the group's efforts.

9. Approve minutes

Ciccotelli moved, seconded by Pape, to approve the minutes from 10/14/25 with edits
Motion passed 6-0

10. Adjourn

Ciccotelli moved, seconded by Pape, to adjourn the meeting at 8:31pm
Motion passed 6-0

Future Regular Meeting – 12/9/25 at 6:30 pm at Tracy Hall (also accessible via Zoom)

Minutes by Vince Crow on 11/20/25