

Norwich Planning Commission
Regular meeting – March 10th, 2025, 6:30pm

To be Held in person in the Tracy Hall Multipurpose Room and via Zoom

Zoom Information:

Topic: Planning Commission Regular Meeting

Time: March 10th, 2025, 6:30 PM

<https://us02web.zoom.us/j/81307504748>

Meeting ID: 813 0750 4748

888 475 4499 US Toll-free

AGENDA

1. Open Meeting; determine quorum
2. Approve Agenda
3. Public comment on items not on agenda
4. Correspondence on items not on the agenda
5. Chair's report
6. 2026 Priorities
 - a. Municipal Planning Grant
 - b. Bike/Ped Grant
 - c. 2028 Town Plan
7. Subcommittee updates
 - a. EE Working Group
 - b. Solar Siting
 - c. Affordable Housing
8. Approve minutes from February 10th
9. Adjourn

Enclosures:

Minutes from February 10th

Norwich Planning Commission Meeting

02/10/2026

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

Public Present: Linda Gray, Kimo Griggs, Jeff Lubell, Susan Barrett, Matt Swett, Amy Stringer

1. Open Meeting at 6:31pm

2. Approve Agenda

Goodrich moved, seconded by Ciccotelli, to approve the agenda with modifications.

Motion passed 5-0

3. Public Comment not on Agenda

N/A

4. Correspondence on items not on the agenda

5. Short Term Rental

The group received feedback from VLCT stating that "owner-occupied" is a standard term and there is no need to further define it.

Discussion noted that existing STRs cannot be compelled to participate in registration.

Spalding moved, seconded by Ciccotelli, to approve changes to STR regulations, including the removal of the "owner-occupied" definition.

Motion passed 4-0; Goodrich abstained

6. Tier 1b Opt-in

The group discussed the opt-in option regarding Tier 1B designation for the Village Center and Village Area.

Lubell highlighted that the designation creates an exemption from Act 250 for residential projects of 10-50 units on 10 or fewer acres. This type of project can utilize the 2x density bonus if some of the units are affordable housing that already in the regulations.

Linda Gray and Susan Barrett expressed support for the designation to promote diverse housing.

Gorman expressed via email non-support, citing no advantage to the designation and expressed concerns that units would not be affordable.

Spalding moved, seconded by Goodrich, for the PC to recommend the Selectboard adopt the Tier 1B designation.

Motion passed; Motion passed 5-0

The Selectboard meeting should have this item on the agenda for the 2/25/26 meeting and a TRORC representative is planning to attend.

7. Bike Ped Scoping Grant (Rte 5 South)

Zoning Administrator True reviewed past scoping studies (2002, 2012, 2017) regarding the route from the Dothan Brooke School path to 10A and stated that there is a need to revisit.

The scoping study would analyze existing infrastructure and generate multiple options with budgets and route plans. This is a federal grant with a 20% match from the town. Discussion touched on right-of-way issues, environmental safety, and neighborhood impacts.

Gorman commented via email in opposition to more costly capital projects

Goodrich moved, seconded by Ciccotelli, to authorize the Chair to provide notice to the Selectboard the Planning Commission's intention to take the lead on the Scoping Study proposal.

Motion passed 5-0

8. Planning Director report

a) USGS/FEMA & Hazard Planning

New higher-accuracy USGS/FEMA models show significant changes to the flood plain on the Flood Hazard Maps. USGS/FEMA will notify affected landowners. USGS/FEMA has requested local review of the map during the comment period to address any obvious errors.

b) Local Hazard Mitigation Plan

The current Local Hazard Mitigation Plan expires at the end of the month. This is needed to receive FEMA funds. True will work with a steering committee to update the plan over the next couple months and present to the Selectboard.

c) Energy Work Group

The group met on 1/14 to discuss the roadmap for the Enhanced Energy Plan.

9. Letter of support for Upper Valley Agricultural Association (Norwich Farmer's Market)

The group discussed the draft letter of support of the Upper Valley Agricultural Association's application for a Catalyst Grant.

Goodrich moved, seconded by Ciccotelli, to authorize the Chair to sign the letter of support for the Upper Valley Agricultural Association to the Northern Border Regional Commission.

Motion passed 4-0; Goodrich abstained.

10. Approve minutes from January 9th and January 26th, 2025

Goodrich moved, seconded by Christian, to approve the minutes from 1/9/26 and 1/26/26

Motion passed 4-0; Goodrich abstained.

11. Adjourn

Crow moved, seconded by Goodrich, to adjourn at 8:03 pm

Motion passed 5-0.

Future Regular Meeting – 3/10/26 at 6:30 pm at Tracy Hall (also accessible via Zoom)

Minutes by Vince Crow on 2/12/25