

Norwich Planning Commission
REGULAR meeting
July 14th, 2026, 6:30pm

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

Zoom Information:

Topic: Planning Commission Regular Meeting

Time: July 14th, 2026, 6:30 PM

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

Meeting ID: 813 0750 4748

888 475 4499 US Toll-free

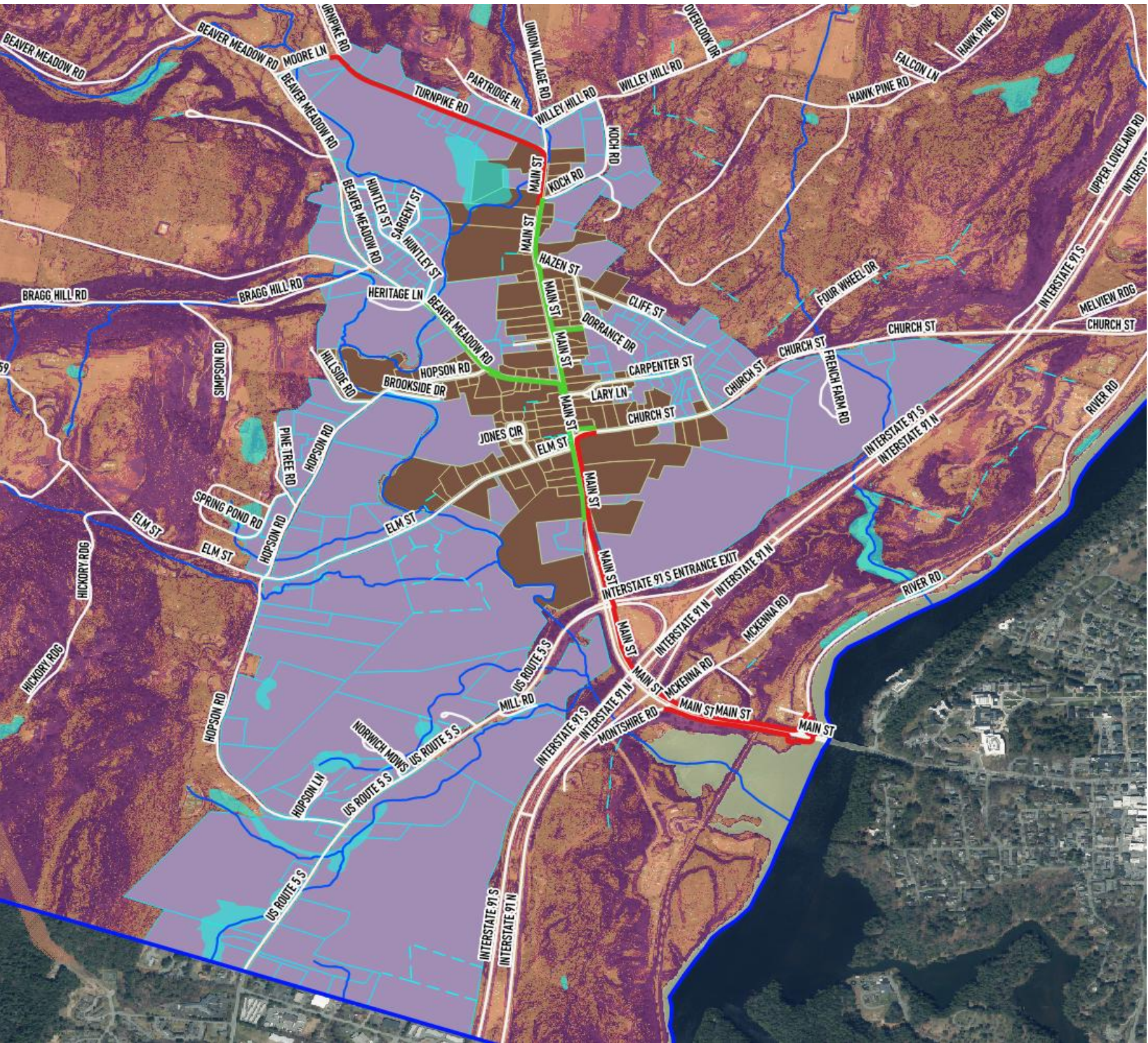
AGENDA

1. Open Meeting; determine quorum
2. Approve Agenda
3. Public comment or correspondence on items not on agenda
4. Chair's report
 - a. Acknowledge the late minutes for last meeting
 - b. Select Board Short Term Rental Interim Bylaw Public Hearing July 22
5. Energy Chapter/Solar siting update
6. Planning Commission Bylaws, discussion, possible motion
7. Village Master Plan update
 - a. Village Map
8. Land Use Chapter
 - a. 24 V.S.A. § 4382: The plan for a municipality; land use
9. Approve minutes from June 16th, 2026
10. Adjourn

Enclosures:

Village Map

24 V.S.A. § 4382: The plan for a municipality



The Vermont Statutes Online

The Statutes below include the actions of the 2025 session of the General Assembly.

NOTE: The Vermont Statutes Online is an unofficial copy of the Vermont Statutes Annotated that is provided as a convenience.

Title 24 : Municipal and County Government

Chapter 117 : Municipal and Regional Planning and Development

Subchapter 005 : MUNICIPAL DEVELOPMENT PLAN

(Cite as: 24 V.S.A. § 4382)

§ 4382. The plan for a municipality

(a) A plan for a municipality shall be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

(1) A statement of objectives, policies, and programs of the municipality to guide the future growth and development of land, public services, and facilities, and to protect the environment.

(2) A land use plan, which shall consist of a map and statement of present and prospective land uses, that:

(A) Indicates those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public and semi-public uses, and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.

(B) Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.

(C) Identifies those areas, if any, proposed for designation under chapter 76A of this title and for status under 10 V.S.A. §§ 6033 and 6034, together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section 4302 of this title, and how the area meets the requirements for the type of designation to be sought.

(D) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific

policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the municipality.

(3) A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads, and port facilities, and other similar facilities or uses, with indications of priority of need.

(4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs, and method of financing.

(5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features, and resources.

(6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system.

(7) A recommended program for the implementation of the objectives of the development plan.

(8) A statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas, and the region developed under this title.

(9) An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy.

(10) A housing element that shall include a recommended program for public and private actions to address housing needs and targets as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program shall use data on year-round and seasonal dwellings and include specific actions to address the housing needs of persons with low income and persons with moderate income and account for permitted residential development as described in section 4412 of this title.

(11) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

[Subdivision (a)(12) effective until January 1, 2028; see also subdivision (a)(12) effective January 1, 2028 set out below.]

(12)(A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

[Subdivision (a)(12) effective January 1, 2028; see also subdivision (a)(12) effective until January 1, 2028 set out above.]

(12)(A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments. These strategies shall include adoption and implementation of the State Flood Hazard Area Standards.

(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

(b) The maps called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.

(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

(1) population characteristics and distribution, including income and employment;

(2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;

(3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

(d) Where appropriate, a municipal plan may provide for the use of "transit passes" or other evidence of reduced demand for parking spaces in lieu of parking spaces. (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1971, No. 257 (Adj. Sess.), § 7, eff. April 11, 1972; 1975, No. 236 (Adj. Sess.), § 2; 1979, No. 174 (Adj. Sess.), § 8; 1985, No. 188

(Adj. Sess.), § 10; 1987, No. 200 (Adj. Sess.), §§ 8, 10, eff. July 1, 1989; 1989, No. 280 (Adj. Sess.), § 7; 1991, No. 130 (Adj. Sess.), § 2; 1995, No. 122 (Adj. Sess.), § 2, eff. Apr. 25, 1996; 2003, No. 115 (Adj. Sess.), § 89; 2011, No. 52, § 33, eff. July 1, 2012; 2013, No. 16, § 4, eff. July 1, 2014; 2013, No. 146 (Adj. Sess.), § 6, eff. May 27, 2014; 2015, No. 171 (Adj. Sess.), § 17, eff. Jan. 1, 2018; 2023, No. 47, § 12, eff. July 1, 2023; 2023, No. 121 (Adj. Sess.), § 8, eff. January 1, 2028; 2023, No. 181 (Adj. Sess.), § 30, § 51, eff. June 17, 2024.)

TOWN OF NORWICH
PLANNING COMMISSION SPECIAL MEETING

DRAFT Minutes

June 16, 2026

Tracy Hall and Zoom

Members present: Jaan Laaspere (Chair), Christian Spalding (Vice-Chair), Jeff Goodrich (@6:45), Bob Pape, Vince Crow (@6:46), Miller Nuttle

Members absent: Mary Gorman

Staff: Steven True, Director, Planning & Zoning

Minute Taker: Steven True

Others Present: None

1. **Meeting opened at 6:30 PM**
2. **Approve Agenda:** A **MOTION** to approve the agenda was made by Miller and seconded by Spalding. No discussion. **MOTION** carries (4-0).
3. **Public Comment or correspondence for items not on the agenda:** none
4. **Chair's report**
 - a. Laaspere provided updates on several topics. The Short-Term Rental Interim Bylaw process is currently waiting on the Selectboard to schedule a second public hearing. Laaspere is coordinating this process with the Chair of the Selectboard. At Laaspere's request, Pape provided an update on the current progress on the Energy Chapter working group, as they near the end of their work. Laaspere, Gorman and Steven to meet to discuss how to move the Solar siting piece forward. The planning commission's grant application for the 2026 Federal Bike/Ped Scoping study was submitted on time; results are expected in mid-August. Laaspere also reported that the Selectboard had approved Starlake's application to the revolving fund, in full.
5. **Planning Commission Bylaw Revision**
 - a. Laaspere described the two Bylaw documents, one being the current bylaws adopted in 2021, and the proposed model bylaw documents, noting a few technical errors in the model document, and questioning the need for rules around deliberative sessions and public hearings. Noting that this initiative is being driven by True, and Goodrich, both absent, Laaspere suggests that this item be tabled until the next meeting. Goodrich joins the meeting at this point and defers on making any comments until he's spoken with True. Members decided to table the conversation.

6. Village Master Plan update

- a. Laaspere began by briefing the members on the kick-off meeting of the Steering Committee, describing that the outcome from the first meeting beyond answering any questions, was to review the project boundaries. Spalding and Laaspere spoke to their reactions to discussions held during the kick-off meeting, noting that there was a consensus among members of a need to take action just in order to preserve the status-quo, Members then discussed the pro's and con's of reducing the focal area of the project, with some members noting that keeping a larger area of interest will allow for more options.
- b. Members then discussed land-use regulations, with members noting that it will be important to keep current development proposal and activities in mind during the Master Plan process.
- c. Laaspere then led a discussion on how the Planning Commission will interact with the Steering Committee and resulting statement of work and public process. The topic will remain as a standing agenda item for the Planning Commission, and members are encouraged to participate as they see fit.

7. Land Use Chapter

- a. Laaspere introduced the topic by asking the members if this chapter was the right place to start the Planning Commission's work, with Spalding noting that the discussion should start with the current chapter's objectives specifically, then moving on to goals and actions. There was consensus among the members that the document needs to be accessible, and actionable. Crow requested that a member of Two-Rivers Ottauquechee Regional Planning commission attend an upcoming meeting and present some fundamentals of writing Town Plans to the members.

8. Minutes from May 12th

- a. Goodrich moved, Crow seconds to approve the minutes. No discussion. **MOTION** carries (6-0).

9. Adjourn

- a. **MOTION** is made by Spalding, seconded by Pape to adjourn. No discussion. **MOTION** carries (6-0). Meeting adjourned at 8:12 PM.

Next Meeting: July 14th at 6:30 PM
