

JAN 19 2001

JANUARY 16, 2001

JOINT MEETING MINUTES – Planning Commission, Selectboard, Trustees,
Development Review Board

Trustees Present – Ed Lambert, Sonny Demars, Gloria Wing, Dick Sargent

Selectboard Present – Brian Greenia, Don Anderson, Lee Sturtevant, Jim Paige

Planning Commission Present – Stephen Jennings, Kelly Rogers, Sam Guy, Bill
Henchey, Bruce Tomlinson

Development Review Board Present – Paul Trudell, Gary Nolan, Carol Jennings

Guest – Ken Sweetser

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Stephen Jennings called the meeting to order at 7:00 PM on proposed revisions to the zoning bylaws and a presentation of prepared information by Ken Sweetser. The meeting was opened to discussion following the presentation.

Ken explained current zoning bylaws on Bridge and Brooklyn Streets. Proposed Neighborhood/Commercial District language was presented in draft form by the Commission. At Paul's request, Ken clarified the boundaries of this district. The presentation addressed concerns and issues raised at the previous joint meeting when the change to a Neighborhood/Commercial District was approved.

Stephen expressed concern for pedestrian use in the area. He suggested traffic calming devices for the Bridge and Brooklyn intersection. Ken indicated a group of Norwich students may be interested in conducting a traffic study of the area. Brian suggested the information might be part of the preliminary engineering for the Bike & Ped sidewalk grant. He stated that the bypass might reduce traffic congestion in this area.

Sam stated that the Commission had discussed traffic flow and drafted the changes with the intent to discourage types of businesses such as fast food restaurants that would worsen traffic issues.

Don stated that the traffic flow problems occur further up Bridge Street when trucks get stuck on the Bijou corner. Lee agreed that the Bijou corner creates bottlenecks and that the railroad track area can also become slippery. Everyone agreed existing traffic problems exist and that it is unknown what impacts the Alternate Truck Route will have.

Gary inquired about conditional use restrictions on lot development and merger of contiguous lots. Bylaw language includes a 4500 square foot cap on office space. Ken to contact VLCT with regard to lot merger questions.

The Commission estimated the size of existing structure in choosing the 4500 figure. Sonny expressed concern over limiting office space. His building is significantly larger than 4500 square feet. Gary stated the language is unclear and could be interpreted to contain a loophole.