

NORFOLK PLANNING & ZONING COMMISSION  
Special Meeting

January 17, 2008  
Town Hall - 7:00pm

Minutes

Present: West Lowe - Chairman, Bill Couch (alternate), Betsy Kittredge (alternate),  
Bill Riiska, Ruthann Olsson, Liane Burke, Michele Sloane, Star Childs (at 7:15pm)  
Absent: Jeff Tarrant

1. Town Plan of Conservation and Development

Development

Glenn Chalder moderated this workshop forum which included town and local agency leaders, members of the business community and guests to identify those issues relating to development of the residential, commercial and downtown areas.

Jim Stotler noted that residential development is limited in the rural residential zone by ledge, wetlands and soil types. Discussion re: advantages/disadvantages to increasing the minimum lot size in the RU zone. A full build-out study with soil analysis could be considered. Cluster zoning regulations, which are nearly completed, were suggested. Glenn Chalder asked for input on what type of development patterns does the town want?

Lou Barbagallo, of the Foundation for Norfolk Living, noted the mixed income developments and affordable housing is necessary.

Glenn suggested that the commission consider a supplement to zoning and building permit fees to acquire, support and maintain an affordable housing fund.

Molly Ackerly suggested that subdivision regulations be structured to maintain rural character and encourage density in downtown area. It was further noted that additional fees to the sewer district would result and possibly lead to the expansion of the current sewer district.

Glenn suggested further research into encouraging the transfer of development rights by private property owners to encourage open space.

Justin Vagliano requested that the commission consider regulations to expand two and multi-family housing.

Lou Barbagallo noted that current zoning regulations may be too restrictive for affordable housing purposes.

Simon Aldridge noted that smaller minimum lot sizes in the village area may encourage more affordable housing.

West Lowe recommended that the VR zone should be adjusted to conform with the sewer district for minimum lot size purposes. Bill Riiska noted the importance of expanding the current sewer district.

P&Z Minutes, 1/17/08 p. 2

Richard Byrne noted that while increasing the two acre minimum lot size in the RU zone would enhance the rural areas, it would also discourage affordable housing.

To summarize, it was determined that the following issues should be considered in the town plan:

- density should be increased in the downtown area
- the VR zone and sewer boundary should be aligned
- planning should include expanding of the sewer district
- rural strip development should be discouraged
- residential zoning could be tiered for density purposes to separate downtown village areas, fringe village areas and the rural areas.
  - include incentives in conservation development regulations to encourage cluster zoning and affordable housing
- supplement to zoning and building fees to fund affordable housing and open space
- encourage the transfer of development rights

With regard to commercial zones, it was noted that current commercial/industrial zones should be revisited as zones are now outdated. Potential, if any, of the town owned town farm should be investigated.

With regard to the downtown retail zone, it was determined that the following issues should be considered in the town plan:

- recommend to the Selectmen to consider the use of the city meadow for parking or other development
- recommend that Station Place be made one way to allow for better traffic movement and increased parking
- recommend that the Battell Stoeckel Estate Trustees be contacted to inquire about the possibility of parking for the downtown area and to better incorporate the estate into the downtown area
- recommend that a series of walkways be established to encourage pedestrian traffic in the downtown area to encourage tourism and downtown activity
- recommend that a pedestrian crossing be established from the village green to the library; - -
- recommend that the Resident Trooper be urged to better monitor speeding in the downtown area.

Next Town Plan meeting will be held on Tuesday, February 26<sup>th</sup> at 7:00pm re: Infrastructure.

A motion by Ruthann Olsson, seconded by Bill Riiska, to adjourn the meeting at 10:00pm, was approved unanimously.

Respectfully submitted,

Michele Sloane  
Secretary