

NORWICH PLANNING COMMISSION  
**Meeting Minutes**  
Thursday, May 12, 2011, Tracy Hall - Conference Room

**Regular Meeting**

**Members Present:** Daniel Johnson, Tom Gray, Brooke Adler, Richard Stucker, Ralph Hybels, Anne Silberfarb, Jeff Goodrich

**Members Absent:** None      **Clerk:** Phil Dechert      **Others:** None

Daniel Johnson, Chair, called the meeting to order at 7:13 PM.

1.     **Agenda** – Approved.
  
2.     **Election of Officers** –
  - a. Daniel Johnson was re-elected Chair
  - b. Tom Gray was re-elected Vice-Chair
  - c. Phil Dechert was re-elected Clerk
  
3.     **Reading of the Bylaws** – Members indicated that they had read the Bylaws. Dechert will present a draft revision in July including changes required by statute and changes in the regulations. Capital planning will be eliminated as a responsibility of the PC and the number of members will be changed from “9” to “7 or 9”. Members will forward any additional changes to be considered to the Clerk.
  
4.     **Minutes** – 4-28-11 – Approved with minor change.
  
5.     **Correspondence/Announcements** –
  - a. Gray, the PC representative to the Capital Facilities Planning and Budgeting Committee, reported on the first two meetings where the list of potential improvements and projects is being modified by eliminating those already completed or no longer needed, and additional projects are being considered for inclusion.
  
6.     **New Business** –
  - a. Gray expressed concern with the large amount of trash including appliances and other large items that have accumulated over the years in some ravines adjacent to streams. Gray will draft a memo to the Conservation Commission regarding determining the potential impact on water quality and possible remedial actions.
  - b. Stucker requested that the concept of forming a Planning Commission Affordable Housing Subcommittee to replace the independent Affordable Housing Committee be placed on a future agenda.
  
7.     **Town Plan** – Dechert reported that his Town Plan edits along with those from Gray, Hybels, and the Planning Assistant, are being compiled into a single draft. This will be completed next week and will be available for review by members before being sent to the consultant. Dechert is working on updating the town profile based on new census data now available. Additional new data will not be available for months and other data will

not be available at all since the “long form” data was not collected on this census. Silberfarb suggested graphs and tables with incomplete information should be eliminated. Data may also be updated during the Selectboard phase of review. An effort will be made to update non-census data with 2010 figures.

**8. Revision of Subdivision Regulations –**

The PC continued review of the proposed amendments to the subdivision regulations with Article 3.3. Wetlands review criteria will be updated to reflect changes in the state regulations. The prohibition of constructing buildings on slopes over 25% and the justification for this restriction was discussed. There are acceptable techniques available to prevent erosion and stabilize slopes for construction on steeper slopes and many houses with “walk-out” basements are built on slopes exceeding 30%. The criteria could include more emphasis on slope stabilization, and sedimentation and erosion control. Review will continue at 3.3(E).

**9. Meeting adjourned at 9:20 PM.**

Phil Dechert, Clerk

*APPROVED 6/9/11*

**Future Meetings:** Thursday, May 26 at 7 PM  
Thursday, June 9 at 7 PM

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