

NORWICH PLANNING COMMISSION
Meeting Minutes
Thursday, December 22, 2011, Tracy Hall

Regular Meeting

Members Present: Tom Gray, Jeff Goodrich, Richard Stucker, Brooke Adler, Anne Silberfarb

Members Absent: Daniel Johnson, Ralph Hybels

Clerk: Phil Dechert **Others:**

Tom Gray, Vice-Chair, called the meeting to order at 7:09 PM.

1. **Agenda** – Approved
2. **Comments from the Public** – None
3. **Minutes** – 11-10-11 – Approved without changes.
4. **Announcements & Reports** –
 - a. TRORC Survey – The Clerk was directed to respond for the commission and send copies to Johnson and Gray. The TRORC survey is an assessment of their performance, consistency in delivery, and quality of the product.
 - b. Gray reported on the Public Forum about municipal services communication proposals including a 180 foot communication tower on the public works land. Concern had been expressed regarding the visual impact of the tower and the overall cost of the improvements. Gray added that the committee will be reviewing some additional alternatives that had been brought to their attention.
5. **Winter/Spring Work Schedule** -

The Commission reviewed a work schedule for finalizing the subdivision regulations revision by the end of March and Phase I of the SE Norwich mixed-use project by early May.
6. **Affordable Housing Subcommittee** –
 - a. Past members of the former Affordable Housing Committee have not been contacted yet for membership on the subcommittee but will be.
 - b. Some additional changes to the proposed charge were approved.
 - c. The Clerk will verify that the reinstatement of the Affordable Housing Revolving Fund has been included on the town meeting warrant.
7. **Subdivision Regulation Revisions**

Slopes – The commission continued exploring review criteria options for evaluating development on steeper slopes and thresholds for requiring more detailed analysis and plans for erosion and sedimentation control. Discussion centered on the Steep Slope and Ridgeline Protection chapter in a NH model ordinance. Goodrich will draft proposed criteria for the next meeting.

Meeting adjourned at 8:52 PM.

Future Meetings: Thursday, January 12 at 7 PM
 Thursday, January 26 at 7 PM

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