

NORWICH PLANNING COMMISSION
Meeting Minutes
Thursday, February 23, 2012, Tracy Hall

Regular Meeting

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

Members Absent: Anne Silberfarb

Clerk: Phil Dechert **Others:** Kathleen Shepherd, Creigh Moffatt, Paul Manganiello

Daniel Johnson, Chair, called the meeting to order at 7:05 PM.

1. **Agenda** – Approved with Affordable Housing Subcommittee moved up to next item.
2. **Comments from the Public** – None
3. **Affordable Housing Subcommittee** - Kathleen Shepherd, Creigh Moffatt, and Paul Manganiello joined the Commission for the first meeting of the Affordable Housing Subcommittee. Commissioners Ralph Hybels and Jeff Goodrich are also subcommittee members. Hybels reviewed the purpose of the subcommittee, in addition to exploring new strategies for creating affordable housing , is to be ready to respond when opportunities arise related to new affordable housing in Norwich and especially for projects suitable for support from the Norwich Affordable Housing Revolving Fund. The subcommittee will not be required to meet more often than four times a year unless needed.

The subcommittee mission statement and procedures were discussed and adopted with minor changes including the addition of “and innovative zoning” to item “e.”. Dechert will arrange for representatives of Upper Valley housing organizations to attend a future meeting. Creigh Moffatt was elected Chair of the subcommittee. The next meeting is scheduled for May10.

4. **Minutes** – 2-09-12 – Approved without changes.
5. **Announcements & Reports & Correspondence** –
 - a. Notification by AT&T Mobility of intent to submit a petition to the Public Service Board to add panel antennas on the existing Verizon Wireless Tower off of Upper Loveland Road below the existing Verizon Wireless antennas and the T-Mobile antennas. An additional building and back-up power emergency generator will also be installed within the existing fenced utility area. The applicant is requesting comments from the town. The Zoning Administrator has reviewed the plans and found no additional visual impacts, but suggested the town request there be no increase of noise levels from generators or other equipment, as measured at the property lines of abutters, above the level approved in the original permit issued to Verizon Wireless. The Commission members agreed and the Clerk will submit that request.
 - b. Act 250 application by United Rentals proposing converting a warehouse to include a retail equipment rental business. The property on Olcott Drive in Hartford is adjacent to the Dresden Playing Fields in Norwich. The change of use will not impact Norwich properties. Goodrich requested that the applicant be

requested to make the access and parking available to coaches and teams using the adjacent baseball field during non-business hours. Stucker moved to approve this request, Gray seconded the motion and it passed 6-0. Goodrich will draft a letter.

- c. Notice of a public hearing March 20, 2012 to accept comment on re-adoption of the Thetford Town Plan was received. There are no changes in the town plan at this time, but the plan is being re-drafted and will be presented at a future hearing.
- d. The Draft Review of the Norwich Town Plan by TRORC, to be approved at their February 29, 2012 board meeting, was distributed to the members.

6. Subdivision Regulation Revisions

- a. **Wetlands** – Dechert presented a new (2-22-12) draft of changes to 3.3(C) basing review of impacts on wetlands, flood hazard areas, and surface waters on compliance with state criteria or criteria in the Norwich Zoning Regulations (NZR). Wetlands review will require compliance with state and federal regulations as determined by state and federal officials. Flood hazard review will be based on compliance with the standards in the NZR (Table 2.7 & Section 5.05). Surface water (streams, rivers, ponds) review will be based on NZR – Table 2.8 and compliance with any additional state and federal review.
- b. **Steep Slopes** – The February 23, 2012 revisions to Section 3.3(D) include removing the limitation on development on slopes over 25%. An expanded version of Section 3.5 – Storm Water Management and Erosion Control will address development on steeper slopes. A definition for “disturbed areas” will be created for the next meeting.

Meeting adjourned at 9:10 PM.

Phil Dechert, Clerk

APPROVED 3-8-12

Future Meetings: Thursday, March 8 at 7 PM
Thursday, March 22 at 7 PM

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