

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, March 8, 2012, Tracy Hall

Regular Meeting

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

Members Absent: Jeff Goodrich

Clerk: Phil Dechert **Others:**

Daniel Johnson, Chair, called the meeting to order at 7:07 PM.

1. **Agenda** – Approved
2. **Comments from the Public** – None
3. **Minutes** – 2-23-12 – Approved without changes.
4. **Announcements & Reports & Correspondence** –
 - a. TRORC approved the Norwich Town Plan and confirmed the town’s planning process on March 5, 2012. The application for renewal of the Norwich Village Center designation has been submitted and will be acted on at the Downtown Board’s next meeting on March 26.
 - b. Brooke Adler announced she will not seek reappointment to another term on the Planning Commission.
5. **Reappointment of Zoning Administrator**

Per 24 V.S.A. § 4448 (a), Zoning Administrators are appointed by the Selectboard for three year terms based on the recommendation of the Planning Commission. Stucker nominated Phil Dechert for re-appointment as Zoning Administrator. The motion was seconded by Silberfarb and passed 6-0.
6. **Subdivision Regulation Revisions**
 - a. **Wetlands, Surface Waters, and Flood Plains** – The 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) was approved with a minor change. The Clerk will include these changes in the next full draft of subdivision regulation revisions.
 - b. **Steep Slopes 3.3(D)** – The March 7, 2012 draft of revisions to Section 3.3(D) includes removing the limitation on development on slopes over 25%. It will also be included in the next full draft of subdivision regulation revisions.
 - c. **Storm Water Management and Erosion Control 3.5** This expanded draft addresses thresholds and guidelines for development on steeper slopes. Dechert will continue refining this section and add a definition for “disturbed areas”.

Meeting adjourned at 9:10 PM.

Phil Dechert, Clerk

APPROVED 3/22/12

Future Meetings: Thursday, March 22 at 7 PM
Thursday, April 12 at 7 PM

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