

NORWICH PLANNING COMMISSION  
Meeting Minutes

Thursday, April 26, 2012, Tracy Hall

**Regular Meeting**

**Members Present:** Daniel Johnson, Anne Silberfarb, Richard Stucker, Tom Gray

**Members Absent:** Jeff Goodrich, Ralph Hybels, Brooke Adler

**Clerk:** Phil Dechert **Others:**

Daniel Johnson, Chair, called the meeting to order at 7:11 PM.

1. **Agenda** – Approved
2. **Comments from the Public** – None
3. **Minutes** – 4-12-12 – Approved without changes.
4. **Announcements & Reports & Correspondence**  
No Reports
5. **Membership** –  
Discussion continued on finding a new member. Several potential candidates have been contacted and some additional names were discussed.
6. **Subdivision Regulation Revisions** –  
Storm Water Management and Erosion Control 3.5 –A proposal to eliminate most of the technical criteria and instead refer to the comprehensive state erosion prevention and sediment control manuals listed at the end of the current draft of section 3.5. Dechert will draft changes for next meeting.  
A complete 4-12-12 draft of the revised subdivision regulations was distributed to the members along with a revised summary of changes. A public workshop will be scheduled for June 14, 2012, for discussion of the proposed changes.
7. **Route 5 South/River Road Planning Area Project Area Project** -  
A proposal for a Preliminary Feasibility Study for On-Site Wastewater Disposal; Rte. 5 South and River Road Study Area submitted by Craig Heindel, a consulting Hydrogeologist at Heindel & Noyes, Inc., was reviewed and discussed. The study will be based on NRCS Soil mapping, VT Geological Survey Surficial Geology Maps, and drilled well data, and soils data from state permitted wastewater systems. The work will be completed by May 15. Heindel will attend the May 10 PC meeting to give a progress report and discuss the project. A motion was made and seconded accepted the proposal and request the Town Manager to execute it. The motion passed by a vote of 4-0.

**8. Planning Commission Work Plan**

A Draft Planning Commission 12-month Work Plan includes:

- Completing and adopting revisions to subdivision regulations
- Continuing the Rte 5 South & River Road project
- Revisions to the zoning regulations
  - River and stream corridor protection program
  - Minor technical corrections
- Affordable Housing initiatives in conjunction with the Affordable Housing Subcommittee.

Discussion on the plan will continue at the next meeting.

Meeting adjourned at 9:07 PM.

Phil Dechert, Clerk

*APPROVED 5/10/12*

**Future Meetings:**    Thursday, May 10, at 7 PM  
                                 Thursday, May 24, at 7 PM

*To receive email notices of Planning Commission meetings and hearings, agendas, minutes and other notices, send an email to [planner@norwich.vt.us](mailto:planner@norwich.vt.us) asking to be placed on the Planning Commission Email List.*

*All Planning Commission agendas and minutes may be found at:  
[http://www.norwich.vt.us/boards\\_and\\_committees/planning\\_commission](http://www.norwich.vt.us/boards_and_committees/planning_commission)*