

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, September 27, 2012, Tracy Hall

**7 PM – Special Public Meeting –
Review Proposed Amendments to Subdivision Regulations**

Members Present - Ralph Hybels, Tom Gray, Anne Silberfarb, Susan Brink, Daniel Johnson, and Jeff Goodrich **Clerk:** Phil Dechert

Others: John Lawe, Ernie Ciccotelli, Stan Teeter, Ed Childs, Peg Merrens, Craig Layne, and others

The following documents were available at the meeting, on the town web site, and in the town offices:

- Town of Norwich Subdivision Regulations – Draft Amendments 7-18-12
- Summary of major Changes from 2006 Version – July 26, 2012

Dechert presented the major proposed amendments with explanations for the reason for the changes.

Comments from the public included:

- The definition of Subdivision in the “box” in Article 1 is different from the version in the list of definitions in Article 5.
- Section 3.2 (B)(5) May need a process for determining density if a previously subdivided lot is further subdivided under a PUD where the maximum density would be higher than a regular subdivision.
- Table 3.2 change “sample” to “example”
- Determination of slope grade –Horizontal run not specified
- Concern on removal of prohibition of development on slopes over 25%

7:43 PM - Regular Meeting

Members Present: Ralph Hybels, Tom Gray, Anne Silberfarb, Susan Brink, Daniel Johnson, Jeff Goodrich

Members Absent: Richard Stucker

Clerk: Phil Dechert **Others:**

Daniel Johnson, Chair, called the meeting to order at 7:43PM.

1. Election of Officers:

- a. Chair** – Tom Gray was nominated and elected by a unanimous vote with Gray abstaining.
- b. Vice-Chair** – Richard Stucker was nominated and elected by a unanimous vote.
- c. Clerk** – Dechert will continue as non-member Clerk.

Commission members expressed their gratitude to Daniel Johnson for his over 8 years of service as Chair of the Planning Commission.

2. Reading of the Bylaws – Copies of the latest Planning Commission Bylaws will be emailed to members for review and discussion at the next meeting.

3. **Minutes** – 7-26-12 – approved without changes.

4. **Announcements & Reports & Correspondence**

- a. Selectboard meeting on to discuss petitions for special town meeting relating to communication project options – October 4, 5:30 PM.

After a discussion of this issue and the lack of understanding of the financial and service implications of delaying the project for more study and options, the commission drafted the following:

The Norwich Planning Commission suggests to the Selectboard that a fact sheet with current information on the proposed communication tower be published and widely distributed to the community answering the question of the financial and public safety consequences of delaying construction of the tower by breaking out a list of lost opportunities as well as potential benefits to the town.

Silberfarb moved to direct the Clerk to send the memo to the Selectboard. The motion was seconded by Hybels and was approved by a vote of 6-0.

5. **Subdivision Regulation Revisions** –

- a. The Clerk will prepare a list of suggestions from the Public meeting for the next Commission meeting.

6. **Zoning Amendment – River/Stream Corridor Management**

The process for incorporating the Blood Brook Fluvial Erosion Study into a revised River/Stream Corridor Management section of the zoning regulations will be discussed at the next meeting.

7. Meeting Adjourned at 8:45 PM.

Phil Dechert, Clerk

APPROVED 10/11/12

Future Meetings: Thursday, October 11 at 7 PM
Thursday, October 25 at 7 PM –

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