

NORWICH PLANNING COMMISSION  
Meeting Minutes

Thursday, October 25, 2012, Tracy Hall

**Regular Meeting**

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

**Members Absent:**

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

Tom Gray, Chair, called the meeting to order at 7:05 PM.

1. **Comments from the Public - None**
2. **Minutes – 10-11-12 – approved without changes.**
3. **Announcements & Reports & Correspondence**

Dechert reported the status of the Selectboard Strategic Planning Initiative which includes issues related to land use. A Selectboard Strategic Planning Workshop is scheduled for November 27 at 7 PM. (See 4 below)
4. **Selectboard Strategic Planning Initiative**

After reviewing Strategic Planning documents from the previous evening's Selectboard meeting and discussing the role of the Planning Commission's role in this process, the Commission agreed that Gray and Goodrich will draft a memo to the Selectboard to be reviewed at the November 8 PC meeting. The memo may include concerns and recommendations.
5. **Subdivision Regulation Revisions –**
  - a. Proposed changes and additions to the Draft Subdivision Regulations based on comments from the September 27 Public meeting were reviewed.
  - b. A preliminary draft of a system for determining maximum PUD density for previously subdivided lots was explored. The Clerk will continue to refine and test the proposed formula.
  - c. The Public Hearing for the Amendments to the Subdivision Regulations is scheduled for December 13 at 7 PM.
6. **River/Stream Corridor Regulations**
  - a. The PowerPoint presentation used by Gretchen Alexander at the September 13 Fluvial Erosion Hazard Workshop will be put on a web page for access by the members and others.
  - b. Gretchen Alexander recommended maintaining the 50 foot setback from mapped streams not included in the Blood Brook Study.
  - c. The Commission looked at a sample map Gretchen Alexander had created for Warren VT showing an analysis of major and minor impacts on specific parcels from increases in regulated area. The Fluvial Erosion Hazard area was compared with mapped floodplains, setbacks from roads, and existing setbacks from streams. The Commission agreed that this would be useful for Norwich.

**7. Other Business:**

- a. Planning Commission Bylaws - After review by members, no amendments to the bylaws have been requested.
- b. Affordable Housing – The Clerk will work with the Affordable Housing Subcommittee to set up a round-table discussion with representatives of regional housing organizations including Upper Valley Housing Coalition and Twin Pines Housing Trust.

**5. Meeting Adjourned at 9:10 PM.**

Phil Dechert, Clerk

*APPROVED 11-8-12*

**Future Meetings:** Thursday, November 22, 2012 at 7 PM – No Meeting - Thanksgiving  
Thursday, November 29, 2012 at 7 PM – Re-Scheduled Regular Meeting  
Thursday, December 13, 2012 at 7 PM – Public Hearing/Subdivision  
Regulation Amendments & Regular Meeting

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