

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, November 29, 2012, Tracy Hall

Regular Meeting

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

Members Absent: Richard Stucker

Clerk: Phil Dechert **Others:**

Tom Gray, Chair, called the meeting to order at 7:25 PM.

1. **Comments from the Public** - None
 2. **Minutes** – 11-8-12 – approved without changes.
 3. **Announcements & Reports & Correspondence:**
 - a. Dechert reported on the Selectboard budget meetings.
 - b. Gray and Brink reported on the Selectboard Strategic Planning Workshop on November 27. Many topics are already being addressed by the Planning Commission and other town committees and boards. An issue of immediate concern is town government communications with the residents. Dechert reported he will be working with the Town Manager on the web site and use of social media. It was suggested a focus group could be used for planning upgrades.
 4. **Subdivision Regulation Revisions:**
 - a. The review of a system for determining maximum PUD density for a previously subdivided lot was continued with an updated narrative and a calculation sheet. Dechert had continued to test the formula, refine the calculation sheet, and had created an excel spreadsheet with examples.
 - b. The Public Hearing for the Amendments to the Subdivision Regulations is scheduled for December 13 at 7 PM.
 5. **Status Updates:**
 - a. **River/Stream Corridor Regulations** – Gretchen Alexander at Rivers Management is creating a GIS analysis of the impact on specific properties of the proposed Fluvial Erosion Hazard Area along Blood Brook and its tributaries. The report and maps should be ready in January.
 - b. **Affordable Housing Round-Table** – January 24. Anne Duncan Cooley – Upper Valley Housing Coalition, Andrew Winter – Twin Pines Housing Trust, and Buff McLaughry - Lang McLaughry Spera have agreed to participate. The Clerk will be contacting a few others.
 6. **Other Business:**
5. Meeting Adjourned at 8:45 PM.

Phil Dechert, Clerk

APPROVED 12/13/12

Future Meetings: Thursday, December 13, 2012 at 7 PM – Public Hearing/Subdivision Regulations Amendments & Regular Meeting
Thursday, December 27, 2012 at 7 PM – Regular Meeting - Tentative

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