

NORWICH PLANNING COMMISSION  
Meeting Minutes

Thursday, January 10, 2013, Tracy Hall

**Regular Meeting**

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

**Members Absent:** Richard Stucker

**Clerk:** Phil Dechert **Others:** Ames Byrd

Tom Gray, Chair, called the meeting to order at 7:09 PM.

1. **Agenda** – Approved.
2. **Comments from the Public** –
  - a. Ames Byrd provided additional information on his proposal for a 1500’ setback for cell towers from residential buildings.
3. **Minutes** – 12-13-12 – Public Hearing Minutes; 12-13-12 Regular Minutes both approved without changes.
4. **Announcements & Reports & Correspondence** -
  - a. Dechert attended an invasive plant discussion related to town highway policies. He will recommend that an inventory and town policy be considered to the Town Manager. Public Works is already working on an invasive plant policy related to highway maintenance.
5. **Subdivision Regulation Revisions** -
  - a. A few changes to the proposed Subdivision Regulation Amendments were discussed (1-10-13 Draft) including removing the “cap” from Section 3.2 (B)(7). A list of “Substandard Class 3 Roads” used for calculating Maximum Density in Table 3.1 was reviewed and approved. The list was created in 2002 and was recently reviewed by the Director of Public Works. It will be emphasized that the only purpose of this list is for density calculation and it is unrelated to any road policy.
  - b. Anne Silberfarb moved to approve the draft Subdivision Regulation Amendment and forward it to the Selectboard for adoption. The motion was seconded by Susan Brink and passed 6-0.
  - c. Dechert will discuss the adoption schedule with the Selectboard. When the Public Hearing is warned by the Selectboard, the new regulations will take effect for up to 150 days unless they are adopted or rejected sooner.
6. **River/Stream Corridor Zoning Changes** –
  - a. A recently completed GIS analysis of the impact of the proposed Fluvial Erosion Hazard Area on specific properties indicates that there will be major impacts on only a few properties and some of those are town owned. Gretchen Alexander at ANR Rivers Management also provided a map of suggested streams to be considered for future studies, and mapped streams that should be subject to the current 50 foot setbacks. Dechert will compare this with the current mapped streams on the zoning map.
7. Meeting Adjourned at 9:07 PM.

Phil Dechert, Clerk

*APPROVED 1/24/13*

**Future Meetings:** Thursday, January 24, 2013 at 7 PM – Affordable Housing Roundtable & Regular Meeting  
Thursday, February 14, 2013 at 7 PM – Regular Meeting

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