

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, May 9, 2013, Tracy Hall

Regular Meeting

Members Present: Tom Gray, Daniel Johnson, Richard Stucker, Susan Brink, Bill Flynn

Members Absent: Jeff Goodrich, Nancy LaRowe **Clerk:** Phil Dechert

Others:

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

1. **Agenda** –Approved with Elections added
2. **Election of Officers**
Chair - Tom Gray was nominated and then elected by a unanimous vote
Vice-Chair – Jeff Goodrich was nominated and then elected by a unanimous vote
3. **Reading of the Bylaws** – All members will review the bylaws before the next meeting
4. **Minutes** – 4-25-13 –approved without changes
5. **Announcements & Reports & Correspondence** –
 - a. Bill Flynn was welcomed as a new returning member after an 11 year absence.
6. **Communication Tower**
 - a. Section 248a Permitting – The 45-day pre-application notice was submitted and distributed by the town on April 26, 2013. The statute establishes that:
“A rebuttable presumption respecting compliance with the applicable plan [Town Plan] shall be created by a letter from an affected municipal legislative body or municipal planning commission concerning compliance with the municipal plan and by a letter from a regional planning commission concerning compliance with the regional plan. - 30 VSA 248A (c)(2)”

After review of a draft of a letter prepared by the clerk from the Planning Commission to the Public Service Board certifying compliance with the town plan and zoning bylaws, Johnson moved to approve the letter. The motion was seconded by Stucker and approved 5 – 0. After final edits and formatting, the letter will be reviewed and signed by the Chair.

7. **Work Plan**

A proposed work plan for the next 12 months includes:

Zoning Revisions

- River & Stream Corridor Protection Program – Fluvial Erosion Hazard
- Re-evaluate Flood Hazard Area Zoning
- Minor Revisions/Corrections
- Review Affordable Housing Provisions

Route 5 South/River Road Study Area

- Phase II Preliminary Feasibility Study for On-Site Wastewater Disposal
- Complete Preliminary Study of land availability and constraints
- Apply for Municipal Planning Grant for next phase
- Conceptual Land Use plan

- Regulatory Plan
- Affordable Housing Initiatives
- In conjunction with Affordable Housing Subcommittee

A preliminary list of zoning regulation amendments was also distributed.

8. Meeting Adjourned at 8:55 PM.

Phil Dechert, Clerk

APPROVED 7/11/13

Future Meetings: Thursday, May 23, 2013 – Regular Meeting

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