

NORWICH PLANNING COMMISSION

Minutes January 5, 2005

Tracy Hall - Conference Room

Approved 3/2/05

Present: J. Harned, S. Richards, D. Hoffman, W. Loomis, A. McRee, J. Mathias, L. McGrew. Staff: P. Deckert.

Public: Nancy Hoggson (arriv. 8:00 pm).

The meeting was called to order by Vice-Chair J. Harned, in the absence of Chair D. Johnson.

1. Agenda: The agenda was approved with revisions. Passed unan.
2. Public Comments: There was no public present.
3. Announcements & Correspondence: Richards and Harned had correspondence to discuss later.
4. Old Business: Richards made a motion to revisit affordable housing, by requiring all projects of 5 or more lots or units to include 20% affordable housing (sec Mathias). Yes: Richards, McGrew, Mathias, Hoffman, Loomis. No: Harned, McRee. Passed. Mathias suggested adding this item to the draft at a later time, when it is more clear where it belonged. Dechert suggested putting it into PRD regulations. Loomis moved to have Hoffman add the above to the bullet points in the intro letter (sec Richards). Passed unan.
5. Zoning Regulation Revisions: Richards pointed out in Table 2.4 that multi-unit dwellings in the Commercial/Industrial district should have 20% affordable housing. Dechert will change the table to reflect this. Mathias moved to round up fractional units (sec Richards). Yes-Mathias, Richards, McGrew. No-Hoffman, Harned, Loomis. Failed. McRee, Abstained. McRee suggested waiting for public input from the workshop to finalize this point. Richards moved to round down fractional units (sec Mathias). Yes- Mathias, Richards, McGrew, Hoffman. Abstain-Harned, Loomis, McRee. Failed.
Dechert will delete(E)(1) relating to multi-unit dwellings in Table 2.2.
Mathias brought forward a list of corrections to the draft. Harned suggested highlighting these for public discussion, rather than editing the draft at this point. Hoffman urged Mathias to focus on significant points at this time. Loomis moved to bring these issues to the public forum for discussion (sec McRee). Yes-Loomis, Hoffman, McRee, Harned. No-Richards, Mathias. Abstain-McGrew. Hoffman urged the PC to accept Mathias's definition list and to accept the maps of fragile features so that they can be protected. Dechert felt some of these points were difficult to enforce. Hoffman moved to include the maps of wetlands and steep slopes as zoning maps (sec Richards). Hoffman urged the commission to give his issue careful consideration based on public input from the workshop and withdrew his motion. Richards withdrew the second and pointed out the importance of the protection of natural and scenic features. The

commission agreed to fully discuss this after the workshop Richards moved to put this discussion on the agenda for the first meeting in February (February 2) (sec Hoffman). Yes-Hoffman, Richards, Loomis, Harned, McGrew, McRee. Abstain-Mathias. Richards raised a density concern in Table 3.2 which will be discussed after the public workshop. Mathias moved to release the document as the working draft for public comment on January 7, 2005 with the introductory letter (sec Hoffman). Passed unan.

January 19th Public Workshop: Dechert will post maps in the multipurpose room by next week for PC review. Procedures for noticing and advertising the public workshop were discussed, and the Regional Planning Commission will be invited to send a representative to assist the PC in dealing with questions. Hoffman will prepare a powerpoint presentation with the chair. Harned urged a PC meeting prior to the workshop to prepare. This preparatory meeting will be held on Thursday Jan 13 at 6-7. The PC will schedule a meeting with the DRB as soon as possible after the public workshop. Harned asked if Brian Shupe, who was the consultant on writing the regulations, could attend. Dechert said all the grant money to pay him has been spent.

6. Town Plan: Harned said that Sue Minter of the Dept of Housing and Community Affairs wrote to Liz Blum explaining why our planning grants have not done well competitively, and distributed the letter. Norwich has a planning grant outstanding on mixed-use districts on which work is not being performed, and we need to complete it by May 14. Minter suggested to Harned that this work should be performed prior to starting significant Town Plan activities. Harned said we have \$9000 from the State and are requesting \$8000 from the Town for the Town Plan. Deckert will bring a proposal to the PC at the next regular meeting. Mathias wants it to include issues of growth and affordable housing. Richards moved to dissolve the Town Plan subcommittee (sec Harned). Passed unan.
7. New Business: RFQ/RFP Process: Postponed to next meeting. Mathias brought up the issue of the road reclassification being looked at by the Selectboard, and their statutory notification to the PC. The PC has no time to be able to discuss this fully. Mathias would like to review the individuals suggested to lead Town Plan activities.
8. Minutes: Deferred to next regular meeting.
9. Future Agenda Items: None.
10. Comments from the Public: No public present.
11. Adjournment: McRee moved to adjourn (sec Loomis). Passed unan. Meeting adjourned at 10:15 pm.

Submitted by,

Douglas Hoffman
Acting Secretary

