

Norwich Planning Commission
Minutes - February 2, 2005
Approved 3/2/05

Present : Jack Harned, Douglas Hoffman, Daniel Johnson, Warren Loomis, Jeffrey Mathias, Lynn McGrew, Alison McRee, Stuart Richards & Dean Seibert

Staff: Phil Dechert Guest: Watt Alexander Public: Alison Lauter

1) Chairman opened the meeting at 6:35 pm. J. Harned requested that the meeting end by 8:45 for the State of the Union Address.

2) Approve Agenda:

A motion was made to move up discussion with DRB Chair to after public comments. Unanimously approved.

3) Public Comments: None.

4) DRB Discussion:

Watt Alexander, Chair of the DRB, gave a brief overview of the 2/11/03 report that was done in favor of a DRB. In reference to the PC's public forum, he offered the following points: the DRB and PC needs more co-ordination on issues; more communication and effort to help each other; PC needs more exposure to the permitting process, suggested attending a public hearing from beginning to end; possibility of PC and DRB revisiting zoning regulations together. Watt gave examples of some draft regulations that were of concern to the DRB: Section 3.1 (a) access & frontage; (b) curb cut - 1 per lot? (c) 1 driveway - serious draconian measure; (d) access width limited - saddle DRB with access complaints; (e) adjacent/combination uses - help DRB give meat to definitions. Section 3.1.2 fragile features - questions of implementation; wetlands - define in zoning and subdivision regulations, avoid confusion. Fragile features rely heavily on mapping, hard to judge accuracy. Some sections of zoning regulations are broken and need prompt fixing. Also, DRB has constant problems with the 1992 zoning regulations. PC members were receptive to the DRB's concerns and asked Watt if the DRB would prioritize what's broken and what they need help with.

5) January 19 Workshop:

PC discussed public input on draft zoning revisions. The revision process for regulations will be discussed at the Feb. 16th meeting. Dechert will create a list of all written comments submitted to the PC. There was discussion on the PC's involvement regarding the capital plan for the town. D. Hoffman moved, J. Mathias second that the Chair will write a letter to the Selectboard stating that the PC's statutory responsibility is to participate in the capital budgeting of all the town departments. Motion passed: 8 - 1 Yes: J. Harned, D. Hoffman, D. Johnson, J. Mathias, L. McGrew, A. McRee, S. Richards & D. Seibert. No: W. Loomis. Chair asked for a volunteer to write letter, J. Harned accepted.

6) Town Plan:

J. Harned had reserved Tracy Hall for a March 10th TP workshop, suggested he cancel. Jack feels that the PC should focus on the zoning regulations, mixed-use and that the TP workshop

should be deferred for 6 - 9 months After a brief discussion it was decided that the available grant money for mixed-use and the time limit takes priority over the TP. D. Hoffman moved,

A. McRee second to authorize P. Dechert to initiate the process of putting together a program and getting consultants for the mixed-use study. Motion passed: 7-1-1. Yes: J. Harned,

D. Hoffman, D. Johnson, W. Loomis, A. McRee, S. Richards, & D. Seibert. No: J. Mathias.

Abstain: L. McGrew.

7) Solid Waste:

L. McGrew is concerned in regards to the ordinance allowing for exemptions of waste from mining and quarrying. This is a time-sensitive issue that should be brought to the Selectboard's

attention asap. P. Dechert will have the Town Manager run Lynn's concerns by the VLCT.

8) Adjournment:

D. Johnson asked to table remaining agenda items and for a motion to adjourn. Moved W. Loomis, Second D. Hoffman. Passed . Meeting adjourned at 8:55pm.

Submitted by
Alison McRee
Acting Secretary

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