

NORWICH PLANNING COMMISSION

Meeting Minutes

Wednesday, May 18, 2005

Tracy Hall - Conference Room

Regular meeting called to order by the Chair at 6:45 p.m.

Members Present: Daniel Johnson (Chair), Jack Harned, Jaye Pershing Johnson, Lynn McGrew, Jeffrey Mathias, Ralph Hybels, Stuart Richards, Alison McRee (arriving 6:55)

Absent: Douglas Hoffman

Staff: Phil Dechert

Others: Peter Fellows (TRORC), Gerard Chapdelaine (7:05 to ?)

1. Approve Agenda

J. Johnson - add to new business meeting with School Board and/or Finance Committee

J. Mathias - add to new business traffic counts

Motion: R. Hybels - Approve agenda as amended

second: J. Johnson

passed unanimous

2. Comments from the Public - none

3. Announcements & Correspondence

J. Mathias announced the CRJC Upper Valley Subcommittee has extended a limited invitation to certain town officials to tour Wilder Dam on June 6, 6:30 p.m.

4. Mixed-Use Project

The draft report labeled "v1 PC" was reviewed with Pete Fellows.

[A. McRee arrived at 6:55.]

Suggestions and discussions included, but was not limited, the following.

§ Add to Group 3 that there was a general negative feeling toward buildings being too big and too close.

§ It is not necessary to reflect every individual comment and remove barn example from Group 4.

§ In Site Selection change "specific parcels" to "specific examples"

§ Address storm water management better.

§ Add more definitions and rework some definitions.

§ Move definitions to earlier in report, after background.

§ In general guidelines just state pitched roof without specific pitch.

§ Need more discussion on building size and number of units.

§ Rework relationship of Node to region.

§ Further discuss issue of Accessory Apartment proportion.

§ Merger rule with automatic clause already approved by PC in draft zoning.

§ Rework bonus incentives.

P. Fellows will work all the issues into the next draft version for continued discussion at the next meeting.

5. Zoning Regulation Revisions

a. Continue Review 4-05 revision notes Section 2 Tables - Districts

Table 2.5:

P. Dechert will do new map of aquifer protection district for July meeting.

Motion: L. McGrew -Accept and incorporate issues from McMullen's 1/19/05 and 1/25/05 letters

and Dechert's 2/2/05 letter under Table 2.5.

Second: J. Mathias

passed: 7-0-1 (J. Harned abstaining)

It was generally thought that the aquifer under the Ompompanoosuc River from Reeves' 1/26/05 e-mail should be better defined before discussion of incorporation into the zoning.

Action: The Chair delegated J. Mathias to contact and discuss this aquifer with Brion McMullan.

Table 2.6 (comments from Ed Childs)

J. Mathias revised the draft version to remove references in question and had e-mail to members.

Action: The Chair received unanimous consent to postpone discussion of this mater until the next meeting.

Table 2.8 (comments from Ed Childs and Jonathan Frishtik)

No action was taken leaving draft as is. However several commissioners felt the delineation (mapping) of the RPZ may be revisited at a future time.

Section 3.1 (Comments from Watt Alexander)

More study will occur and will be discussed at next meeting.

Section 3.3 (Comments from Ed Childs)

Commissioners felt this has been addressed in the draft by previous decisions of the PC to allow multi-unit dwellings in certain districts.

There was some discussion on the issue of windmill height. Ralph Hybels agreed to research the issue and report back to the Board at a later date.

P. Dechert indicated he would address the outstanding issue concerning frontage in Table 3.2 by August 30.

Section 3.8 (Highway sight distance issues from Chris Katucki)

Action: The Chair received unanimous consent to include the specific changes to the draft zoning.

Section 3.9(B) (comments from Ed Childs)

No action leaves hours as already in draft. However there was some discussion as to seasonal differences and more discussion may occur at a later meeting.

Stopped at Section 3.9(G) - to be continued at June 1 meeting

b. Village Buffer - Mixed Use - Open Space - no discussion

6. *Survey - Review drafts and draft process*

There was much discussion on the drafts and the framing of questions and some on the process.

Action: The Chair received unanimous consent for the following:

- a) all framing of questions will be eliminated;
- b) Commissioners will send their comments to Kathleen Kanz (consultant from TRORC) by Monday, May 23 with a copy of those comments to the rest of the Planning Commission.
- c) S. Richards will send K. Kanz's e-mail address to all commissioners tomorrow and will notify K. Kanz as to what we are doing.

7. *Old Business - Review May Punch list*

J. Mathias announced that at their meeting last night the NCC selected members Craig Layne and Liz Blum for the subcommittee dealing with open space.

8. *New Business*

Follow-up of meeting with Selectboard

meeting with School board - Meet with representative or representatives from School Board and/or Finance Committee for information regarding town and school tax rates as they relate to development and population growth or decline.

traffic counts on roads

Action: The Chair received unanimous consent to defer discussion and place these items on the next agenda.

9. Minutes - 5/4/05

Motion: R. Hybels - Approve 5/4 minutes with all amendments (previously submitted for consideration at the meeting and at meeting").

Second: A. McRee

passed: unanimous

10. *Future Agenda Items* - see new business items

11. *Comments from the Public* - none

Future Meetings:

Wednesday, June 1 - 6:30 PM Regular Meeting - J. Johnson will be scribe.

Wednesday, June 15 - 6:30 PM Regular Meeting

12. *Adjournment*

Motion: S.Richards; second: D. Johnson; passed: unanimous

The meeting was adjourned at 10:05 p.m.

minutes prepared by: Jeffrey D. Mathias, acting scribe

approved June 1, 2005