

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, September 8, 2005

Tracy Hall - Conference Room

Members Present: Daniel Johnson (Chair), Adele Fulton, Ralph Hybels, Jaye Pershing Johnson, Alison McRee, Jeffrey Mathias

Members Absent: Douglas Hoffman, Lynn McGrew, Stuart Richards

Staff: Phil Dechert

Public: student, Alison May (7:00)

The regular meeting was called to order by the Chair at 6:40 p.m.

1. Approve Agenda -

Procedure: Unanimous consent to keep as is.

2. Comments from the Public - none

3. Announcements & Correspondence - Annual Municipal Officers' Management Seminar will take place at Lake Morey Resort, Fairlee on November 9, 2005.

4. Zoning Regulation Revisions -

Expansion of Village Residential District - Continued

R. Hybels will arrange to have representatives from Twin Pines and Housing Vermont attend the 9/22 meeting. P. Dechert will invite Brian McMullen (Fire District) and Chuck Wise (TRORC) to the 9/22 meeting. Topics to be discussed will include septic test pit information, water supply (including filtering) and traffic.

Village Buffer - Mixed Use - defer to Town Plan Update

Open Space - wait for report from the Open Space Joint Subcommittee

Shoreline Protection - Chair suggests to move into review

Articles 1 & 2

P. Dechert passed out draft of sections 1 and 2 and explained new changes. P. Dechert said he would include most of the 117 changes and that new section 2.9 applied to several private multi-user well systems and not to the Fire District.

5. Survey - R. Hybels reviewed his e-mail concerning USPS options. Voting was planned for 9/22 to finalize the budget, cover letter, schedule and other survey related items. The Chair delegated J. Mathias to contact S. Richards to send out a draft budget before the next meeting.

6. Old Business -

Taxes & Development Meeting. - Update - J. Pershing Johnson indicated everything was going fine. J. Mathias had announced that he had e-mailed the executive summaries for reports

from studies in Vermont and New Hampshire pertinent to the meeting.

Punch list update -

Action: Motion by R. Hybels to have a joint meeting with the DRB before the regular meeting on 10/27 from 6:00 p.m. to 7:00 p.m., if OK with the DRB. Second by D. Johnson. Passed 5-0-1 (Abstaining: J. Mathias)

7. New Business - Communications & Minutes -

Action: Motion by R. Hybels to postpone posting of August 25 minutes until approved. Second by J. Mathias. Passed unanimous.

8. Minutes - 7/28/05, 8/25/05 -

Action: Motion by D. Johnson to approve the 7/28 minutes. Second A. Fulton. Minor corrections by J. Mathias (as indicated in his 8/2 e-mail) accepted as friendly amendment. Passed 5-0-1 (abstaining: A. McRee).

Action: Motion by R Hybels to postpone approval of the 8/25 minutes until the 9/22 meeting. Second J. Mathias. Passed unanimous.

9. Amendments to Planning Commission Bylaws - Deleted since accomplished at last meeting.

10. Future Agenda Items & Schedule

Thursday, September 22 - 6:30 PM Regular Meeting

Thursday, September 29 - 6:30 PM Special Meeting - Taxes and Development

Thursday, October 13 - 6:30 PM Regular Meeting

Thursday, October 27 - 6:00 PM Joint Meeting with DRB and Regular Meeting

11. Comments from the Public - none

12. Adjournment -

Procedure: Motion by A. Fulton to adjourn. Second by A. McRee. Passed unanimous. Meeting adjourned at 9:00 p.m.

Respectively submitted,

Jeffrey D. Mathias, Clerk, Norwich Planning Commission

Approved: September 22, 2005