

## NORWICH PLANNING COMMISSION SPECIAL MEETING

### Meeting Minutes

Thursday, September 29, 2005

Tracy Hall - Meeting Room

**Members Present:** Daniel Johnson (Chair), Adele Fulton, Ralph Hybels, Jaye Pershing Johnson, Jeffrey D. Mathias, Lynn McGrew, Alison McRee (leaving at 9:45), Stuart L. Richards

**Members Absent:** Douglas Hoffman

**Staff:** Phil Dechert

**Public:** 22 members of the public, including guest speakers

The Chair called the meeting to order at 6:40 P.M.

**Procedure:** Motion by R. Hybels to move item 5, Comments from the Public to immediately after item #1. The Chair received unanimous consent to do so as well as approve the agenda.

#### *1. Special Information Session -*

Linda Gray and Irv Thomae gave presentations on how school tax rates are determined, what influences them, and how they related to development and population growth or decline. They addressed questions from the PC and the public on issues including ramifications of changes in student enrolment and per-pupil spending, tax base ratio relationships between Hanover and Norwich, adjustment of growth activity to control student population, the potential number of students generated by various housing and growth, and others.

**Procedure:** Due to public comments being accepted as recognized by the Chair, the Chair was given unanimous consent to forgo the Comments from the Public as an agenda item and continue recognizing public comments as they emerged.

#### *2. Municipal Planning Grant Application -*

J. Mathias suggested that on Form 2, Background that mention be made of the survey and the planning grant funds being spent on it.

**Procedure:** Motion by A. Fulton to postpone finishing item #2 until after #3. Second by R Hybels. Passed 6-0-2 (Abstaining: S. Richards, L. McGrew).

**Procedure:** Motion by L. McGrew to limit time and adjourn at 9:30 P.M. Second S. Richards. Failed 2-5-1 (For: L. McGrew., S. Richards; Against: D. Johnson, A. Fulton, R. Hybels, J. Johnson, J. Mathias; Abstaining: A. McRee).

#### *3. Zoning Regulation Revisions - Expansion of Village Residential District*

**Motion** by J. Mathias to consider amendment he had distributed at the beginning of the meeting to increase the PRD/PUD density bonus for affordable housing in the RR district. The Chair suggested that the PC have some discussion on the issues and that a motion was premature. Motion withdrawn. After some discussion, there was a:

**Motion** by R Hybels to pass the resolution written by J. Johnson to expand the existing Village Residential District. Second J. Johnson.

**Procedure:** Point of Order by J. Mathias that the motion should be out of order because the written material had not been distributed at least 24 hours in advance as per the PC bylaws (Section IV, 3).

Motion withdrawn.

**Action:** Motion by J. Johnson: “To initiate the process pursuant to 24 VSA § 4441 to amend the Norwich Zoning Regulations that were adopted on September 11, 1990 to expand the existing Village Residential District to include approximately 42 acres of land along the easterly side of Route 5 North from the current boundary to the right-of-way for 1-91.” Second R Hybels.

**Procedure:** Motion by R Hybels to Call the Question.

**Procedure:** Upon taking the vote there was then a request by L. McGrew to invoke Roberts Rules of Order according to Section IV, 7 of the PC bylaws.

**Procedure:** Point of Order by L. McGrew that the motion to Call the Question required a 2/3 vote.

Motion to Call the Question failed 5-3-0 (For: D. Johnson, A. Fulton, R. Hybels, J. Johnson, A. McRee; Against: J. Mathias, L. McGrew., S. Richards).

A. McRee leaving at 9:45 P.M.

**Action continued:** Discussion continued and the motion was modified by friendly amendment as follows: “To initiate the process pursuant to 24 VSA § 4441 to amend the Norwich Zoning Regulations that were adopted on September 11, 1990 to expand the existing Village Residential District to include approximately 42 acres of land along the easterly side of Route 5 North from the current boundary to the right-of-way for 1-91 and/or to increase the density bonus for affordable housing in a PRD/PUD.” Passed 5-0-2 (abstaining: S. Richards, L. McGrew).

**Procedure:** The Chair, by powers granted in Section III, 8 of the PC bylaws, formed a subcommittee consisting of J. Johnson, J. Mathias, and D. Johnson to draft the reporting form(s) for municipal plan amendments.

## *2. Municipal Planning Grant Application - continued*

**Action:** Motion by A. Fulton to approve the Municipal Planning Grant Application incorporating the suggestion from J. Mathias above. Second R. Hybels. Passed 6-1-0 (Against: S. Richards).

## *4. Minutes - 8/25/05 - skipped*

*5. Comments from the Public* - recognized as emerged throughout meeting.

## *6. Adjournment* -

**Procedure:** Motion by A. Fulton to adjourn. Second J. Johnson. Passed unanimous.

Meeting adjourned at 10:10 P.M.

## Future Meetings:

Thursday, October 13 - 6:30 PM Regular Meeting

Thursday, October 27 - 6:00 PM Meeting with DRB followed by Regular Meeting @ 7:00

Respectfully submitted,  
Jeffrey D. Mathias, acting scribe

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Jeffrey D. Mathias, Clerk, Norwich Planning Commission

**Approved: October 27, 2005**