

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, October 27, 2005

Tracy Hall - Meeting Room

**Members Present:** Daniel Johnson (Chair), Lynn McGrew, Alison McRee, Jeffrey Mathias, Jaye Pershing Johnson, Stuart Richards

**Members Absent:** Douglas Hoffman, Adele Fulton, Ralph Hybels

**Staff:** Phil Dechert

**Public:** There were about 12 members of the public present (non DRB members).

Meeting called to order by Chair at 6:07 p.m.

*1. Approve Agenda -*

**Procedure:** Approved by unanimous consent with amendments of removing item #6, Survey and making the ending time of item #5 flexible.

*2. Comments from the Public -* none at this time, but some during item #4.

*3. Announcements & Correspondence -* Municipal Training Conference at Lake Morey on 11/9. Phil will distribute information on the Municipal Assistance Denter.

*4. Zoning Regulation Revisions -* 6:15 - 7:00

*Issues related to 11/2/05 Public Hearing - Amendments to Zoning*

The hearing format was discussed. The Chair will provide an introduction, followed by a brief summary of the options, followed by public comment. PC members will field questions, but the primary amount of time will be given to the public. A special meeting will follow for PC member discussions. Additional guests to invite for specific information include Andy Hodgdon (Norwich Highway Dept.), Chris Sargent (overlay districts, TRORC), Peter Scarpignato (Housing Vermont) and Rob Bryant (Twin Pines Housing). Members are to send any comments for the introduction to D. Johnson.

*5. Joint Meeting with DRB - 7:00 PM*

**DRB members present:** Watt Alexander, John Law, Christopher Ashley, Stan Teeter, Chris Katucki, Shep Butler.

*Norwich Planning Process Review by TRORC*

Peter Gregory gave an overview of the internal study he will be conducting and plans to meet with the PC at the 12/8 meeting.

*Status of Zoning Regulation Update and Plan for DRB Comment Period*

The PC would finish the draft and provide to the DRB and NCC for a 30 day comment period, then prepare and send to public hearing, then to the Selectboard (no dates were given).

*Technical corrections to 2002 Subdivision Regulations*

A list of technical corrections to the subdivision regulations suggested by the DRB (dated 10/25/05) was scheduled for discussion and action at the 11/3 meeting.

~~6. Survey~~ (removed during agenda approval)

7. *Zoning Regulation Revisions* - 8:00 -9:00 - *Review latest drafts*

**Action:** Motion by J. Mathias to amend the proposed zoning draft by replacing Table 2.7 (E)(3) with: “All new structures within the Shoreline Protection Overlay District shall be designed and constructed in accordance with the Vermont Handbook for Erosion Prevention and Sediment Control for controlling erosion and the siltation of public waters, during and after construction.” Second S. Richards. Passed unanimous.

**Action:** Motion by J. Johnson to amend Section 3.1 (A) by deleting “with the approval of the Development Review Board” and the last sentence of the paragraph. Second D. Johnson. Passed 5-0-1 (Abstaining: J. Mathias)

**Action:** Motion by J. Mathias to amend Section 3.1 (B) by striking and replacing “one curb cut” with “three curb cuts”. Second by L. McGrew. Friendly amendments accepted to strike “in the event that:”, to strike the subparagraphs 1, 2, 3, and 4, and to add at the end of the paragraph “in granting or denying approval, the Board shall consider intended use, safety, traffic, lot configuration, road and site conditions, rivers, streams, steep slopes, and wetlands.” Passed unanimous.

**Action:** Motion by D. Johnson to amend Section 3.1 (C) by inserting :in any districts but the Rural Residential” between the words “parcel” and “where”.

Review will continue at Section 3.1 (E) next time.

8. *[number corrected] Old Business* - none

9. *[number corrected] New Business* - none

10. *[number corrected] Minutes* - 9/22/05, 9/29/05, 10/13/05

**Action:** Motion by J. Mathias to approve 9/22 draft minutes as amended by J. Mathias (as per e-mail sent 9/28/05) and as amended by J. Johnson (as per e-mail sent 10/27/05, excluding notes). Second D. Johnson. Passed 4-0-2 (For: D. Johnson., J. Mathias, J. Johnson, S. Richards; Abstaining: L. McGrew, A. McRee).

**Action:** Motion by J. Mathias to approve 9/29 draft minutes as amended by J. Mathias (as per e-mail sent 10/11/05) and as amended by J. Johnson (as per e-mail sent 10/27/05, excluding note). Second J. Johnson. Passed unanimous.

**Action:** Motion by J. Mathias to approve 10/13 draft minutes as amended by J. Mathias (as per e-mail sent 10/18/05), including corrections from S. Richards (as per e-mail sent 10/16/05) and as amended by J. Johnson (as per e-mail sent 10/27/05). Second D. Johnson. Passed 5-0-1 (Abstaining: A. McRee)

11. *[number corrected] Future Agenda Items & Schedule*

Wednesday November 2 - 7:00 PM Public Hearing followed by Special Meeting

Thursday, November 3 - 6:30 PM Regular Meeting  
Thursday, November 10 - 6:30 PM Regular Meeting  
Thursday, November 24 - Thanksgiving Holiday - no meeting  
Thursday, December 8 - 6:30 PM Regular Meeting with P. Gregory at 7:30 PM  
Wednesday, December 14 - 6:30 PM Regular Meeting

12. *[number corrected] Comments from the Public* - none at this time

13. *[number corrected] Adjournment* - 9:30

**Procedure:** Motion to adjourn by A. McRee. Second by J. Johnson. Passed unanimous.  
Meeting adjourned at 9:30 p.m.

Respectfully submitted,  
Jeffrey D. Mathias, clerk, Norwich Planning Commission

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**Approved November 3, 2005**