

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, November 3, 2005

Tracy Hall - Meeting Room

Members Present: Daniel Johnson (Chair), Adele Fulton (leaving at 8:55), Ralph Hybels, Lynn McGrew, Alison McRee, Jeffrey Mathias, Jaye Pershing Johnson, Stuart Richards

Absent: Douglas Hoffman

Staff: Phil Dechert - passed out info before meeting, and then left for DRB meeting.

Public: There were about 14 members of the public present.

Meeting called to order by the Chair at 6:40 p.m.

1. Approve Agenda -

Procedure: Motion by S. Richards to approve agenda. Second J. Johnson. Friendly amendments to remove times except 9:30 adjournment and change the order of items after 3 to 5, 6, then 4, then continue. Passed unanimous.

2. Comments from the Public - Comments from Irv Thomae, Creigh Moffatt, Ben Ptashnik
Other comments during issues and also from Henry Scheier, Alison May

3. Announcements & Correspondence - none

5. Zoning Regulation Revisions -

Action: Motion by S. Richards (see below), second by J. Mathias, with the addition of several friendly amendments during discussion resulted in the following motion:

To create a new Zone called Village Residential II for the 42 acres bounded and defined by Church Street to the North, the VR District to the West and I-91 to the South and East. The new zone will have a density of 2 units per two acres except that if 70% affordable housing is built, which housing shall remain affordable in perpetuity, density may be increased up to 195%. Existing lots that are less than 2 acres shall have at least 20,000 square feet. Affordable Housing shall be defined as in the current Norwich Zoning Regulations and as amended hereafter.

Passed unanimous.

The report justifying compliance with the town plan was briefly discussed.

Action: The Chair delegated J. Mathias to submit the motion and amendment to Nancy Kramer Friday morning to go to the Selectboard for their 11/9 meeting.

Action: The Chair delegated J. Johnson to finish the report and submit to the Selectboard to accompany the amendment.

6. Technical Changes to Subdivision Regulations -

Action: Motion by S. Richards to approve the technical changes to the subdivision regulations (PC DRB Tech Update Memo 10/25/05). Second A. McRee.

A question was brought up concerning the change to Section 2.3(C). A friendly amendment was accepted to apply the change to the first sentence and not to the notification of owners of contiguous properties.

Passed unanimous.

4. *Survey - Continue discussion from 10/25/05 on procedures*

Action: Motion by S. Richards to adopt the 10/23 procedures to receive survey and record data (e-mailed by J. Mathias on 10/23/05) along with amendments by S. Richards (e-mailed on 10/25/05). Second by J. Mathias

Action: Motion by A. Fulton to strike the first two paragraphs in the amendment from S. Richards. Second by J. Mathias. Passed 6-2-0 (Against: S. Richards, L. McGrew).

Action: Motion by A. Fulton to add language before procedure items: "All persons dealing in any way with the survey including all members of Planning Commission and staff shall treat the surveys as confidential. Second by D. Johnson. Passed unanimous.

Unanimous consent was obtained for the following amendments:

1) 11/12 will be the day; neutral witnesses and volunteers will include Town auditors, Youth in Action (in available), and PC members can help.

2) A. Fulton will research data entry personnel.

3) R. Hybels and J. Mathias will check proper formatting.

4), 5), 6), 7) by Auditors

7) cover letters returned with comments marked with same ID as survey.

14) rather than mailing list totals will be provided for the number mailed to each neighborhood of the 911 location.

A. Fulton left meeting at 8:55 p.m.

Motion passed unanimously (7-0-0)

[Note: An updated procedure will be sent out.]

Action: Chair delegated J. Mathias to provide Historical Society with copy of survey packet.

7. *Old Business* - none

8. *New Business* - none

9. *Minutes* - 10/25/05, 10/27/05

Action: Motion by J. Mathias to approve minutes of 10/25/05. Second by D. Johnson. Friendly amendment to correct name spelling. Passed unanimous (7-0-0).

Action: Motion by S. Richards to approve minutes of 10/27/05. Second by L. McGrew. Friendly amendment to correct spelling. Passed unanimous (7-0-0).

10. *Future Agenda Items & Schedule* -

Thursday, November 10 - 6:30 PM Regular Meeting

Thursday, November 24 - Thanksgiving Holiday - no meeting

Thursday, December 8 - 6:30 PM Regular Meeting Peter Gregory 7:30 PM

Wednesday, December 14 - 6:30 PM Regular Meeting

Thursday, December 22 - no meeting

11. *Comments from the Public* -

12. *Adjournment* - 9:30

Procedure: Motion by D. Johnson to adjourn. Second J. Johnson. Passed unanimous.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Jeffrey D. Mathias, clerk, Norwich Planning Commission

Approved November 10, 2005