

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, January 12, 2006

Tracy Hall - Meeting Room

Members Present: Daniel Johnson (Chair), Douglas Hoffman, Jaye Pershing Johnson, Lynn McGrew, Alison McRee, Jeffrey Mathias, Stuart Richards, Adele Fulton (arriving at 6:48)

Absent: Ralph Hybels

Staff: Phil Dechert

Public: Virginia Close, Alison May

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

1. Approve Agenda -

Times were set for agenda item 4 as follows:

Section 3.12 - 6:45 - 7:30

Section 4 - 7:30 - 8:30

Section 5 - 8:30 - 9:00

Discussion of Wolff letter added to agenda item 8, future agenda items.

Procedure: Motion by D. Johnson to approve agenda. Second by D. Hoffman. Passed 6-0-1 (Abstaining: S. Richards)

2. Comments from the Public - none

3. Announcements & Correspondence -

a) There will be a VLCT Seminar on 1/19 about Common Challenges at Zoning Hearings.

b) P. Dechert has a survey for the PC from the VT Planners Association.

c) Copies from the Municipal Officers Seminar will be sought from Will Sawyer and J. Mathias will make what he has available for copying.

4. Zoning Regulation Revisions - Starting at Section 3.12 (6:45 - 7:30) then sections 4 (7:30 - 8:30) & 5 (8:30 - 9:00)

Section 3.12:

Action: Motion by J. Mathias to approve Section 3.12 as written in 10/12/05 draft. Second D. Hoffman. Friendly amendments proposed by S. Richards accepted 1) At beginning of A add the word "Favorable" before "consideration". 2) In A 13, add definition of scenic resources as defined by the Scenic Inventory produced by the Norwich Conservation Commission and Norwich Special Places. 3) Add to end of A: The Zoning Administrator shall determine if listed fragile features are involved, and if involved, the development becomes a conditional use.

Passed 5-3-0 (For: D. Hoffman, L. McGrew, A. McRee, J. Mathias, S. Richards; Against: A. Fulton, D. Johnson, J. Johnson).

Minority concerns were expressed that the regulation, as drafted, is vague and overbroad.

Section 4.2:

Action: Motion by S. Richards for J. Johnson to re-draft section 4.2 following statute. Second J. Johnson. **Passed unanimous.**

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Draft from J. Johnson inserted below:

Section 4.2 Day Care Facilities

(A) Home Day Care

- (1) Home Child Care - A Family Child Care Home serving six or fewer children on a full-time basis and up to four children on a part-time basis shall be considered to constitute a permitted single-family residential use of property. Such use shall require a permit issued by the Zoning Administrator in accordance with Section 6.1.

[Add to definitions "Family Child Care Home" means a home or facility where the owner or operator is to be licensed or registered by the state for child care.]

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Section 4.4:

Typo of numbering in 4.4 B will be corrected.

Action: Motion by A. Fulton to:

- 1) In A between "of" and "material", insert "soil, sand, gravel or other similar".
- 2) In A between "where" and "part", insert "required as".
- 3) In C between "conditions" and "with", insert "(including but not limited to testing of the material)".

Second by J. Mathias. **Passed 7-1-0** (Against: L. McGrew).

Action: Motion by S. Richards to change 500 cubic yards to 300 cubic yards. Second by D. Hoffman. **Failed 3-3-2** (For: S. Richards, D. Hoffman, J. Mathias; Against: A. Fulton, D. Johnson, J. Johnson; Abstaining: A. McRee, L. McGrew).

Action: Motion by J. Mathias to endorse 4.4 D. Second D. Hoffman. **Passed unanimous.**

Section 4.5

It was suggested that there be compliance with Vermont Pond Construction Guidelines, published by ANR. P. Dechert said he would re-draft including any pertinent portions.

Section 4.6

Action: Motion by J. Mathias to endorse changes to 4.6. Second D. Hoffman. **Passed unanimous.**

Section 4.7:

Action: Motion by A. Fulton to strike and replace A 3 with “The home office does not involve the conduct of business with more than occasional on-site visits from clients or customers.” Second by S. Richards. **Passed 5-2-1** (For: A. McRee, J. Mathias, A. Fulton, D. Johnson, J. Johnson; Against: D. Hoffman, S. Richards; Abstaining: L. McGrew)

Action: Unanimous consent was given to insert “outside” in A 4 between the words “or” and “storage”.

Action: Unanimous consent was give to endorse all the underlined changes to 4.7.

The draft review will begin at Section 4.8 next meeting.

5. Old Business - Survey - Data Compilation - Status Report

J. Mathias reported that about 2/3 of the survey data is entered and that there will be about 40 more hours of data entry work.

Meeting Times - Start and finish

Times will be left as is - no action.

Driveway & Private Highway Specifications

Will be discussed at a future meeting.

6. New Business - Long Range Schedule & Budget & Data Research for town plan

P. Dechert handed out some information. The long range schedule and budget will need to be finalized at the next meeting.

7. Minutes - 12/14/05

Procedure: Motion by J. Mathias to approve 12/14/05 minutes. Second by A. McRee. Friendly amendments accepted to correct two typos and change motion by S. Richards in 3.8 to strike and replace “add requirements for reserved parking spaces for” with “require additional parking in reserve by”. **Passed 5-0-3** (Abstaining: D. Hoffman, A. Fulton, J. Johnson)

8. Future Agenda Items & Schedule

Thursday, January 26 - 6:30 PM Regular Meeting - Wolff letter, long range schedule & budget, zoning draft sections finish 4, 5, 6, 7.

Thursday, February 9 - 6:30 PM Regular Meeting

9. Comments from the Public - some made earlier in the meeting

10. Adjournment - (9:30)

Procedure: Motion by A. Fulton to adjourn. Second by D. Hoffman. Passed unanimous. Meeting adjourned at 9:35 p.m.

Respectfully Submitted,

Jeffrey D. Mathias, clerk, planning commission

APPROVED: February 2, 2006