

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, March 23, 2006

Tracy Hall - Meeting Room

**Members Present:** Daniel Johnson (Chair, arriving at 6:45 pm), Adele Fulton, Ralph Hybels, Jaye Pershing Johnson, Alison McRee, Jeffrey Mathias, Stuart Richards (arriving at 8:00 pm)

**Members Absent:** Lynn McGrew

**Staff:** Phil Dechert

**Public:** Jack Harned, Lee Michaelides, Alison May, Gerard Chapdelaine, guest: Doug Kennedy

Having a quorum present, R. Hybels, vice chair, called the meeting to order at 6:44 p.m.

D. Johnson arrived at 6:45 and the gavel was passed.

1. *Approve Agenda -*

**Procedure:** Motion by R. Hybels to approve agenda. Second by D. Johnson. **Passed 5-1-0** (Against: J. Mathias).

2. *Comments from the Public - none*

3. *Announcements & Correspondence -*

Upper Valley Housing Coalition

Biodiversity Workshop about vernal pools at Montshire Museum May 20, 9:00 am to 3:00 pm.

Publication “ The Place You Call Home”, a Guide to Caring for You Land in the Upper Valley, is worth the read.

Thank you letters will be prepared by A. Fulton for Paul King from the Leddy Group for his work doing data entry on the Town survey.

A general thank you letter for survey participation will be sent to the newspapers for publication.

4. *Town Plan - Data Research - Meet with Doug Kennedy*

6:45 - 7:45

Doug Kennedy handed out a list of the data and some examples, discussed what he would do, and fielded questions from members. Of interest was to have comparisons with other towns, Windsor County and VT state. The schedule was modified as follows:

April 21 send draft of data research to PC and make available to public

April 27 PC review of the draft at its regular meeting

May 11 final meeting of PC with Doug Kennedy

**procedure:** The Chair requested and received unanimous consent to take up agenda item #6 out of turn.

6. *Old Business - Long Range Schedule and Budget for Town Plan*

D. Johnson and J. Mathias discussed a more detailed schedule and budget based on the work of

the previous Town Plan Subcommittee and the current time line from P. Dechert. J. Mathias will organized the details into a spreadsheet and distribute to members for discussion at the next meeting.

S. Richards arrives at 8:00 pm.

5. *Zoning Regulation Revisions - Revisions of Draft Zoning* 7:45 - 9:00  
*Starting at Section 5.4 - skipped until next meeting*  
*Section 5.5 PUD*

**procedure:** Unanimous consent was given to change the ending time of item #5 to 8:30.

**Action:** Motion by D. Johnson to strike Section 5.5 (A) (1). No second.

**Action:** Motion by R. Hybels to strike from Section 5.5 (D) (8) ii, “nor more than nine”. Second D. Johnson.

**Action:** Motion by J. Mathias to amend the motion by R. Hybels by replacing “nine” with “twelve”. Second S. Richards. **Amendment Failed 2-5-0** (For: J. Mathias, S. Richards; Against: D. Johnson, A. Fulton, R. Hybels, J. Johnson, A. McRee).

**Motion passed 5-2-0** (For: D. Johnson, A. Fulton, R. Hybels, J. Johnson, A. McRee; Against: J. Mathias, S. Richards).

**Action:** Motion by J. Mathias to add a new paragraph (10) to Section 5.5 (D) stating “All PUDs shall be three units or more.” Second by S. Richards. **Passed 5-1-1** (For: D. Johnson, A. Fulton, A. McRee, J. Mathias, S. Richards; Against: J. Johnson; Abstaining: R. Hybels).

7. *New Business -*

S. Richards brought up the issue of inclusionary zoning which will be included with continued discussion of Section 5.5 at the next meeting. S. Richards will redistribute proposed language prior to the next meeting.

8. *Minutes - 3/9/06*

**Action:** Motion by J. Mathias to approve minutes of 3/9/06 with the corrections submitted by S. Richards. Second by S. Richards. **Passed 5-0-2** (Abstaining: A. Fulton, A. McRee).

9. *Future Agenda Items & Schedule*

Survey 2005 analysis by consultant

Huntley Meadow - use of private funds for town development

Regulation of development by the Town of Norwich

Town purchase of residential property next to Grange and Fire House

Thursday, April 13 - 6:30 PM Regular Meeting

Thursday, April 27 - 6:30 PM Regular Meeting

10. *Comments from the Public -* Alison May made some comments.

11. *Executive Session* - Skipped until next meeting.

The time being 9:00, the PC decided to continue with item #5, Zoning Revision.

Several typos were identified in Section 5.5.

There was discussion about adding language such as “in perpetuity” to the Affordable Housing (AH) definition in Section 7 and concerning the state’s change of the AH definition.

12. *Adjournment* -

9:30

**Procedure:** Motion by A. McRee to adjourn. Second by A. Fulton. **Passed 5-2-0.** (Against: J. Mathias, S. Richards).

Meeting adjourned at 9:45 p.m.

Respectfully Submitted,  
Jeffrey D. Mathias, clerk, planning commission

**Approved: April 13, 2006**

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Jeffrey D. Mathias, clerk, planning commission