

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, July 27, 2006
Tracy Hall - Meeting Room

Members Present: Daniel Johnson, Adele Fulton, Jeffrey Mathias, Lynn McGrew, Alison McRee, Richard Stucker

Members Absent: Tom Gray, Ralph Hybels, Jaye Pershing Johnson

Staff: Phil Dechert

Public: Stuart Richards, Dave Hubbard, Nancy Hoggson

Chair called meeting to order at 6:42 p.m.

1. *Approve Agenda* -

Procedure: The agenda was amended to add PUD caps in Section 5.5 to item #4, add Town Plan Subcommittee to item # 5 and then approved by unanimous consent.

2. *Comments from the Public* - none at this time

3. *Announcements & Correspondence* -

+ notice from Vermont Environmental Board concerning playing fields.

+ letter of thanks from TRORC.

+ letter from Craig Lane concerning environmental protection when developing residences.

+ request from S. Mansur and P. Fellows of TRORC to give 2 hour presentation on stream assessment.

4. *Zoning Regulation Revisions* -

Revisions of Draft Zoning - Continue review at Section 7

The following relate to the July 27, 2006 draft of Article VII.

Action: Motion by L. McGrew to add “processing and” before the word “sale” in the definition of Agriculture. Second by J. Mathias. Friendly amendments were received to strike and replace “produce” with “products that have been grown, produced and processed” and to delete “where it is produced”. **Passed unanimous.**

Accessory Dwelling Structure, Affordable Housing and Cultural Facility are to be discussed later.

Action: Motion by L. McGrew to strike and replace “meals” with “food and beverage service” in definition of Bed & Breakfast. Second by R. Stucker. **Passed unanimous.**

Action: there was **unanimous consent** to add references of the sections for Crossroad Hamlets and Farmstead Clusters.

Discussion of Article VII to continue with Day Care Facility.

Section 3.12 - Fragile Features

The following relate to the July 25, 2006 draft of Section 3.12.

Action: Motion by J. Mathias to strike and replace “limiting undue” in the first sentence with “avoiding or minimizing”. Second by L. McGrew. **Passed by unanimous consent.**

Action: Amendment by A. Fulton to strike and replace “in these regulations” in the second sentence of (A) with “as listed below”. **Passed by unanimous consent.**

Typo correction: “7. Endangered Species (as per state and federal rules)” was added by unanimous consent, having been mistakenly omitted from the draft. More specific citing of the rules may be included.

Action: Amendments to (A) 6 made by the several members resulted in revision as follows:

6. Steep Slopes
 - a. Excavation and filling on lands with slopes greater than 15% may require the preparation and implementation of an erosion control plan for the disturbed area to be submitted with the permit application.
 - b. Excavation, filling and development on slopes in excess of 25% is not allowed except for the installation of lines for utility, septic, and water services.

Passed by unanimous consent.

Action: Motion by L. McGrew to strike “before the Development Review Board” from the first sentence of (B). Second by J. Mathias. After some discussion, there was unanimous consent that this sentence would be re-drafted by staff to include applications before the DRB as well as applications for new residences and replacement residences at new locations. The motion was withdrawn.

Discussion of Section 3.12 to continue at (B).

PUD caps - section 5.5 - Postponed to future meeting.

5. Town Plan -

Re-adoption & Amendment to 2001 plan

Action: There was **unanimous consent** to add an explanation that this re-adoption did not include the public input process to update the town plan which is scheduled to begin this fall.

Town Plan Subcommittee

It was indicated that the Town Plan Subcommittee would continue meeting to prepare for the public update process scheduled to begin this fall.

A. McRee left at 9:20 p.m.

6. New Business -

TRORC, Town manager, Selectboard Training Proposal

The training proposed by TRORC was discussed with concerns for boards to be trained individually or jointly, the time this might take away from finishing the zoning revision, and the need for productive communication between boards. No action was taken.

7. Minutes - 7/13/06

The 7/13 draft minutes were found to be incomplete and are to be completed and taken up at the next meeting.

8. Future Agenda Items & Schedule - Ponds are to be added.

Future Agenda Items

Huntley Meadow - use of private funds for town development

Regulation of development on Town property

Driveway Regulations

Town Plan - Schedule, Budget, Subcommittee

Post Office Plans

Ponds

Future Meetings:

Thursday, August 10 - 6:30 PM Regular Meeting

Monday, August 14 - 6:30 PM Public Hearing - Re-adopt and amend Town Plan

Thursday, August 24 - 6:30 PM Regular Meeting

A. Fulton left at 9:38 p.m.

9. Comments from the Public -

+ Stuart Richards elaborated on the response to Survey 2005 question #30 and suggested that the Open Space initiative should be included in the Town Plan re-adoption currently underway.

+ Dave Hubbard discussed the fragile feature letter from Craig Layne emphasizing that the regulation should not be limited to only subdivision and multifamily, but should apply to single family and duplex as well. Dave also suggested that the term "Forest Land" might be more appropriate than "Forest Reserves" indicating that forests serve more functions than only harvesting. Dave also suggested that the placement of development was an important part of protecting features.

10. Adjournment -

Meeting adjourned when a quorum was lost at 9:38 p.m., however public comments were still received.

Respectfully submitted by

Jeffrey D. Mathias
clerk, Norwich Planning Commission

Approved August 24, 2006

Jeffrey D. Mathias, clerk, Norwich Planning Commission