

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, August 24, 2006

Tracy Hall - Meeting Room

Members Present: Ralph Hybels, Jaye Pershing Johnson, Jeffrey Mathias, Lynn McGrew, Alison McRee, Richard Stucker, Tom Gray

Members Absent: Daniel Johnson, Adele Fulton

Staff: Phil Dechert

Public: Stuart Richards

Vice Chair, R. Hybels, called the meeting to order at 6:38 p.m.

1. *Approve Agenda* -

Procedure: Motion by L. McGrew to move sub-item concerning “PUD - 5.5 Limit on buildings and units” to be the first item discussed in item #4. Second by J. Mathias. **Passed unanimous.**

Procedure: The agenda was approved as amended by unanimous consent.

2. *Comments from the Public* - none at this time but some were heard at appropriate times throughout the meeting.

3. *Announcements & Correspondence* -

There is to be an Act 250 hearing on the Simpson development September 5 beginning with a site visit at 8:30 a.m.

Procedure: There was unanimous consent to change to orders of the day and discuss this hearing as new business at this time.

Action: Motion by L. McGrew that the Norwich Planning Commission take the necessary steps to seek party status and participate in the Simpson Act hearing. Second by T. Gray.

Action: Amendment by J. Mathias for R. Stucker to be the official PC representative for this issue before and at the hearing. Second by L. McGrew. **Passed 6-0-1** (Abstaining: R. Stucker).

There was **unanimous consent** for R. Stucker to enlist help of others, specifically mentioned were Stuart Richards and Watt Alexander, as long as any services were pro bono (no budget).

Motion **passed 5-0-2** (Abstaining: J. Johnson, R. Stucker).

There was an inquiry as to the status of the Agway property witch P. Dechert indicated was unknown at this time.

4. *Zoning Regulation Revisions* -

PUD - 5.5 Limit on buildings and units

Action: Motion by L. McGrew in Section 5.5 (D), to add a new numbered paragraph or add to paragraph containing “All PUDs must be 3 units or more.” the following:

All PUDs shall be limited to a maximum of 8 buildings and each building limited to containing

no more than 4 units, except as allowed in a farmstead cluster.

Second by J. Mathias.

Amendment by T. Gray to change maximum to 32 units per PUD. No second.

Motion **failed 3-4-0** (For: J. Mathias, L. McGrew, R. Stucker; Against: R. Hybels, J. Johnson, A. McRee, T. Gray).

Procedure: Unanimous consent for a break at 8:20 p.m.

Procedure: Chair called meeting back to order at 8:25 p.m.

Procedure: There was unanimous consent to change the orders of the day and take up item # 7, minutes.

7. Minutes -

7/13/06

Some missing information will be added to the draft and distributed for the next meeting.

7/27/06

Action: Motion by J. Mathias to approve minutes of 7/27/06. Second by L. McGrew.

Action: There was **unanimous consent** to amend these minutes and the format of future minutes so as to:

- 1) not put arriving and leaving times under "Members Present", but only put at appropriate places in body of minutes;
- 2) continue to include the agenda items as an outline, including those items skipped, but not include the agenda times.

Action: There was **unanimous consent** to amend these minutes as follows:

- 1) at the end of item 4, strike "when T. Gray and J. Mathias are present";
- 2) in item 9 comments from Richards, strike the phrase in parenthesis and the entire phrase beginning with which.

Motion **passed 3-0-4** (For: J. Mathias, L. McGrew, A. McRee; Abstaining: R. Stucker, R. Hybels, J. Johnson, T. Gray).

There was also discussion on the reporting of public comments in the minutes.

8/14/06

These minutes will be redrafted by P. Dechert and T. Gray to better report and include all of the public comments.

A. McRee left at 9:00 p.m.

4.b. Zoning Regulation Revisions - Revisions of Draft Zoning - Continue review at Section 7

Beginning at Day Care Facility - P. Dechert and J. Johnson will check if this needs updating to state statute.

Development - T. Gray will rewrite to remove duplicate language.

Next time will begin with Drive-through.

Section 3.12 - Fragile Features - skipped

5. *Town Plan - Status of Amendment and Re-adoption of 2001 Town Plan*

Re-adoption is scheduled to go to Selectboard hearings on 9/13 and 9/27 at 6:30 p.m.

6. *New Business - no further new business (see item #3.)*

R. Stucker left at 9:29 p.m.

8. *Future Agenda Items & Schedule*

Future Meetings:

Thursday, September 14 - 6:30 PM Regular Meeting

Thursday, September 28 - 6:30 PM Regular Meeting

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

9. *Comments from the Public - none*

10. *Adjournment -*

Procedure: Motion by T. Gray to adjourn. Second by J. Mathias. **Passed unanimous.**

Meeting adjourned at 9:31 p.m.

Respectfully submitted by

Jeffrey D. Mathias
clerk, Norwich Planning Commission

approved: September 14, 2006

Jeffrey D. Mathias
clerk, Norwich Planning Commission