

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, September 14, 2006

Tracy Hall - Meeting Room

Members Present: Daniel Johnson, Adele Fulton, Jeffrey Mathias, Lynn McGrew, Richard Stucker, Tom Gray

Members Absent: Ralph Hybels, Jaye Pershing Johnson, Alison McRee

Staff: Phil Dechert

Public: Stuart Richards

The Chair called the meeting to order at 6:20 p.m.

1. Approve Agenda -

The agenda was amended by adding Old Business between items #3 and #4, including the Capitol Facilities Planning Committee and Act 250 Simpson update, and adding to item #5 the Town Plan Working Groups and the Survey Analysis Report. The agenda was approved as amended by unanimous consent.

2. Comments from the Public - none at this time, but received as appropriate to the agenda.

3. Announcements & Correspondence - The second annual pot luck for volunteers will be held on October 13 at 6:00 p.m. at Tracy Hall.

+ Old Business -

Capitol Facilities and Equipment Planning and Budgeting Advisory Committee -

T. Gray gave an update as to the activities of the committee.

A. Fulton arrived at 6:48 p.m.

Tom Gray was asked to convey to the committee PC concerns including: openness and warning of committee meetings to the public; the paving of gravel roads influencing the subdivision potential of parcels accessing those road portions; consistency of projects and priorities with the Town Plan.

T. Gray announced the next meeting of the committee would be September 27 at 8:00 a.m. at Tracy.

Act 250 Simpson Hearing -

R. Stucker gave an update of the Act 250 hearing.

Action: Motion by R. Stucker for the PC to accept Watt Alexander's document submitted to the Act 250 Commission as representing the position of the PC. Second by L. McGrew. **Passed 5-0-1** (abstaining: A. Fulton).

Action: Motion by J. Mathias for the PC to urge the Selectboard to investigate an appeal to the Simpson decisions, including appropriate legal analysis. Second by L. McGrew. **Passed unanimous.**

A letter will be written by R. Stucker and D. Johnson.

4. Zoning Regulation Revisions - Revisions of Draft Zoning

The order of items under this agenda item was rearranged by unanimous consent as follows.

Flood Hazard Areas -

A new draft of Table 2.6 and Section 5.4 was prepared and distributed by P. Dechert being revised to conform to the latest Vermont Model Flood Hazard Area Regulations.

Amendment to Table 2.6:

Action: There was **unanimous consent** to add fuel and hazardous material storage and septic systems in (C) Uses Not Allowed.

Action: There was **unanimous consent** to move item 4 in (E) to (C) and add “except minor improvements”.

Amendment to Section 5.4:

Action: There was **unanimous consent** to draft an item 3 into subsection II A involving septic.

P. Dechert indicated that all definitions pertaining to flood hazard areas would be included with Table 2.6 or Section 5.4 rather than Section 7 of the draft.

Section 3.12 - Fragile Features -

Action: There was **unanimous consent** to add the word “existing” immediately after the word “excluding” in Section 3.12 (C) Development Envelopes.

Action: Motion by A. Fulton that Section 3.12 (B) 1, 2, and 5 be revised to read “development shall be located and configured to minimize adverse impacts”... plus changing “avoiding” to “minimizing” in 1 and 5. Second D. Johnson. **Motion failed 3-2-1** (For: D. Johnson, A. Fulton, T. Gray; Against: J. Mathias, L. McGrew; Abstaining: R. Stucker).

Action: Motion by L. McGrew to change “25%” to “20%” in Section 3.12 (A) 6 b. Second by J. Mathias. L. McGrew quoted from a study of the upper valley stating that the majority of towns prohibited development on slopes greater than 20% (The Lebanon NH - VT Micropolitan Statistical Area, A Geo-demographic Review by Robert Haslach and Robert Leland, March 25, 2006). Upon agreement for the PC to study this issue, including conferring with TRORC and other towns, the motion was **withdrawn**.

Action: Motion by J. Mathias to include Section 3.12 as amended into the draft. Second by L.

McGrew. Upon preferences of some members to first study the slope issue and discuss at the next meeting, the motion was **withdrawn**.

Continue review at Section 7 - Postpone to next meeting by unanimous consent.

PUD - 5.5 Open Space, Design Criteria - A new draft was distributed and will be discussed at the next meeting.

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

P. Dechert stated the Selectboard should have this completed on September 27.

Town Plan Working Groups, leader training

Norwich Town Plan Survey: Analysis and Report

These items were combined in that they are to be finished by the Town Plan Subcommittee and brought to the PC for its next meeting.

6. New Business - Municipal Planning Grant Application

P. Dechert presented a draft application for a planning grant to finish work on the Town Plan update and stated that the proposed schedule included in the application is just a proposal which can be amended in the future. The application needs to be approved by the Town Manager and the Selectboard and submitted by the Town Manager, as grant administrator, by September 29th.

7. Minutes -

7/13/06 - Draft to be completed

8/14/06 -

Action: Motion by T. Gray to approve the latest draft of the 8/14/06 minutes. Second by A. Fulton. **Passed 5-0-1** (Abstaining: J. Mathias).

A. Fulton left at 9:37 p.m.

8/24/06 -

Action: Motion by J. Mathias to approve 8/24/06 minutes. Second by R. Stucker. **Passed unanimous.**

8. Future Agenda Items & Schedule -

Future Meetings:

Thursday, September 28 - 6:30 PM Regular Meeting

Thursday, October 12 - 6:30 PM Regular Meeting

Thursday, October 26 - 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* - Suggestion that a footnote might be placed on grant application clarifying that PC and staff are not being funded.

10. Adjournment -

Procedure: Motion by L. McGrew to adjourn. Second by T. Gray. Meeting adjourned at 9:40 p.m.

Respectfully submitted by

Jeffrey D. Mathias
clerk, Norwich Planning Commission

approved: September 28, 2006

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clerk, Norwich Planning Commission