

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, September 28, 2006

Tracy Hall - Meeting Room

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

Members Absent: Adele Fulton, Jaye Pershing Johnson,

Staff: Phil Dechert

Public: Camille Ames, Chris Fulton, Kelsey Herrmann, Heidi Katz, Stuart Richards

The Vice Chair, R. Hybels, called the meeting to order at 6:45 p.m.

1. *Approve Agenda -*

Procedure: Motion by J. Mathias to approve agenda. Second by A. McRee. **Passed unanimously.**

2. *Comments from the Public - none*

3. *Announcements & Correspondence -*

Thetford will hold a hearing for their updated Town Plan on October 26.

D. Johnson arrived at 6:48 p.m. R. Hybels passed the gavel to D. Johnson.

P. Dechert said he will look at the new Thetford Town Plan and suggested that a PC member also take a look. L. McGrew said he would like to look at it.

We received a letter from the Act 250 District 3 coordinator concerning the Simpson decision which had been distributed at the last PC meeting.

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

P. Dechert will check on definition for Finished Floor Area and move all flood related definitions into the Flood Hazard Area Section.

Action: Unanimous consent to amend definition of Funeral Home by adding “, not including facilities for cremation” after the first occurrence of the word “cremation” and striking “, but shall not include facilities for cremation”.

Action: Unanimous consent to amend definition of Group Home by striking “not more than 8”, striking the first occurrence of the word “are”, adding “serving not more than 8 persons” after “as defined”, striking “a” before “1000”, fixing spelling of “existing” and striking the extra period.

Action: Unanimous consent to amend definition of Home Business by striking “expanded” and striking “conducted by the resident of a single family dwelling”.

Action: Unanimous consent to amend definition of Home Industry by striking and replacing “An expanded” with “A” and striking “conducted by the resident of a single family dwelling”.

Action: Unanimous consent to amend Section 4.7 (A) by changing all occurrences of “dwelling” to “dwelling unit”.

Action: Unanimous consent to amend Section 4.7 (B) (1) by striking and replacing “principal dwelling” with “dwelling unit”.

Action: Motion by R. Hybels to amend Section 4.7 (B) (2) by inserting “is conducted by residents of a dwelling unit and”. Second by T. Gray. **Passed 6-0-1** (Abstaining: J. Mathias).

Action: Unanimous consent to strike definition of Kennel.

Action: Unanimous consent to strike “with is” in Loading space.

Action: Unanimous consent to strike definition of Lot Area.

Action: Unanimous consent to strike definition of Lot, Corner.

Action: Unanimous consent to strike definition of Lot Depth.

Action: Unanimous consent to strike definition of Lot Size.

Action: Unanimous consent to strike definition of Lot Width.

Typo corrected in Municipal Land Use Permit by changing “4403” to “4303”.

Action: Unanimous consent to amend the definition of Office by striking “, or as used as an accessory to personal services, industry and other uses”.

Action: Unanimous consent to amend the definition of Parking Facility by striking and replacing “Land” with “A lot” and striking and replacing “purpose” with “use”.

Action: Unanimous consent to amend the definition of Principal Structure by striking and replacing “principal” with “primary” in the first sentence.

Action: Unanimous consent to strike the definition of Professional/Business Office.

A. McRee left at 8:57 p.m.

P. Dechert said the definition of Public Facility needs more work.

Action: Unanimous consent to amend the definition of Recreational Facility [indoor] by striking

the word “time”.

Review will resume next time at Renewable Energy Resources.

Section 3.12 - Fragile Features - skipped

PUD - 5.5 Open Space, Design Criteria - skipped

Flood Hazard Areas - skipped

5. *Town Plan -*

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

Approved by Selectboard on 9/27

Report from Town Plan Subcommittee -

Municipal Planning Grant Application

The 9/21/06 draft of the FY07 Municipal Planning Grant was discussed.

Action: Motion by R. Stucker to approve the grant proposal as per the 9/21/06 draft. Second by R. Hybels.

Action: Motion to amend by R. Stucker to strike the last paragraph of the letter from Robert White. Second R. Hybels. **Amendment failed 4-0-2** (Abstaining: J. Mathias, L. McGrew).

Action: Motion to amend by L. McGrew remove the Robert White letter from the application. Second by J. Mathias. **Amendment passed unanimous.**

Motion passed unanimous.

6. *Old Business -*

Simpson Act 250 Hearing -

R. Stucker gave an update. Concern was expressed that the Selectboard decided in opposition to advice from the PC, DRB and NCC. R. Stucker and D. Johnson will talk to Selectboard members about supporting the PC position in the Act 250 hearing.

Post Office Status - skipped

7. *Minutes - 7/13/06 - skipped*

9/14/06 -

Action: Motion by J. Mathias to approve the 9/14/06 minutes as distributed. Second by L. McGrew. **Passed 4-0-2** (abstaining: R. Hybels, R. Stucker).

Action: Motion by J. Mathias to reconsider. Second by L. McGrew. **Passed unanimous.**

Action: Motion by J. Mathias to approve the 9/14/06 minutes as distributed including suggested changes to item #6 from A. Fulton in her 9/18/06 e-mail and striking and replacing “Planning commissioners expressed concerns” with “Tom Gray was asked to convey to the committee PC concerns”. Second by L. McGrew. **Passed 4-0-2** (abstaining: R. Hybels, R. Stucker).

8. *Future Agenda Items & Schedule*

Future Meetings:

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

9. *Comments from the Public*- none

10. *Adjournment* -

Procedure: Motion by R. Stucker to adjourn. Second by D. Johnson. Meeting adjourned at 10:13 p.m.

Respectfully submitted by
Jeffrey D. Mathias
Clerk, Norwich Planning Commission

Approved October 12, 2006

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