

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, October 12, 2006

Tracy Hall - Meeting Room

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

Members Absent: Daniel Johnson, Jeffrey Mathias

Staff: Phil Dechert

Public: Alison May

The Vice Chair, R. Hybels, called the meeting to order at 6:41 p.m.

The Commission welcomed J. Johnson back.

1. *Approve Agenda -*

McGrew requested that the discussion of the Simpson Act 250 hearing be moved ahead of Item #4 – Zoning Revisions. **Approved by unanimous consent.**

L. McGrew also requested that discussion of zoning items 5.5 and 3.12 be deferred to the next meeting when J. Mathias would be present. It was agreed to discuss the changes but not vote until a later meeting.

2. *Comments from the Public - none*

3. *Announcements & Correspondence -*

There will be a Pot-Luck dinner for town volunteers and others at Tracy Hall on Friday, October 13.

4. *Old Business -*

Simpson Act 250 Hearing -

R. Stucker gave an update. The Selectboard agreed to send a brief letter to the District Environmental Commission supporting the Planning Commission position. The Norwich Conservation Commission has submitted a letter to the PC to be forwarded to the District Environmental Commission.

L. McGrew agreed to send the letter with copies to all parties in time to meet the October 16 deadline.

There was a discussion of the Simpson Act 250 application status.

A motion by L. McGrew to transmit the NCC letter to the District Environmental Commission with a cover letter from the Planning Commission. Second by R. Stucker. **Passed 7-0-1** (Abstaining: J. Johnson).

4. *Zoning Regulation Revisions - Revisions of Draft Zoning -*

P. Dechert briefly reviewed revisions to: 4.7 – Ponds, 5.5 – PUD, and 3.12 & Table 2.1 – Fragile Features. These will be discussed at the next meeting.

Section 7 Definitions – (Reviewed October 11, 2006 draft)

All definitions relating to Flood Hazard regulations are now in Section 5.4 – Flood Hazard Review.

Agriculture – corrected to “The growing and harvesting of crops; raising of livestock, raising of horses, operation of orchards, including maple orchards or sugar bushes; and the sale of farm products that have been grown, produced, and processed on the premises.” (Based on minutes of 7/27)

Floor Area vs. Finished Floor Area – Dechert to research usage in regulations and make recommendation at next meeting.

Home Adult Care – add to tables 2.1, 2.2, 2.3, & 2.4. and define.

Renewable Energy Resources – Check to see if term is used.

Residential Care Facility - Check to see if term is used. If yes, change “in need of” to “who may need”.

Retail Establishment - Change to: “Retail – Offering of goods, merchandise, or on-site service for sale or rent to the general public

Retail Self-Storage – Delete

Restaurant – Add “licensed” before “premises” and “sold” after “served”

The above changes to definitions were approved by unanimous consent.

Discussion of definitions will continue at Ridgeline.

5. *Minutes - 7/13/06* – skipped, P. Dechert to send out latest draft.

9/28/06 - **Motion** by A. McRee to approve the 9/28/06 minutes as distributed. Second by T. Gray. **Passed 6-0-2** (abstaining: J. Johnson, A. Fulton).

8. *Future Agenda Items & Schedule*

Future Meetings:

Thursday, October 26 - 6:30 PM Regular Meeting

Thursday, November 9 - 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* - 9:40 by unanimous consent

Phil Dechert

Approved January 11, 2007

Jeffrey D. Mathias
Clerk, Norwich Planning Commission