

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, October 26, 2006

Tracy Hall - Meeting Room

Members Present: Daniel Johnson, Adele Fulton, Ralph Hybels, Jaye Pershing Johnson, Jeffrey Mathias, Alison McRee, Richard Stucker

Members Absent: Lynn McGrew, Tom Gray

Staff: Phil Dechert

Public: none

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

1. *Approve Agenda* - Agenda amended to include update on Act 250 hearing and Town Plan Subcommittee after item #8. Amended agenda approved by unanimous consent.

2. *Comments from the Public* - none

3. *Announcements & Correspondence* - Letter was distributed from Stuart Richards. P. Dechert plans to attend VLCT workshops on ancient roads on 11/14 and zoning on 11/16.

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

Action: Definition of Finished Floor Area stricken; Definition of Floor Area amended by inserting “interior” before “portion”; amendment to sections 4.7 A2 and 4.7 B1 by striking “finish”. **Passed by unanimous consent.**

P. Dechert indicated that the contingency had been met to modify the definition of Residential Care Facility as per the 10/12/06 meeting.

Action: Amendment to definition of Ridgeline to strike “of a ridge”; and strike and replace the second sentence with “Ridgelines used to delineate the Ridgeline Protection Zone are those depicted on the Ridgeline Protection Zone map. **Passed by unanimous consent.**

P. Dechert indicated that the definitions of Road Grade and Road were removed because the terms are not used; Scenic Resources are already defined; and that the definitions of RFR and RFI will be moved into Section 4.12.

Action: Amendment to definition of Screening by striking “planted”. **Passed by unanimous consent.**

Action: Amendment to definition of Setback to insert “the closest edge of” before “a road right-of-way”. **Passed by unanimous consent.**

Correction of typo in definition of Sign to change Section 3.1 to Section 3.10.

Action: Amendment to strike and replace definitions of Stream and Stream Channel to a single

definition of “Stream: See Table 2.7 A”. **Passed by unanimous consent.**

Action: Amendment to definition of Subdivision to strike “, after the effective date of these regulations,” and to strike “, or the purpose of conveyance, transfer of ownership, improvement, building, development, or sale. The term of subdivision includes re-subdivision.” **Passed by unanimous consent.**

A. McRee leaves at 8:58 p.m.

P. Dechert will revise definitions for Telecommunications Facility and Tower.

Action: Amendment to strike definition of usable Parking Space. **Passed by unanimous consent.**

Section 3.12 - Fragile Features - skipped

PUD - 5.5 Open Space, Design Criteria - skipped

Flood Hazard Areas - skipped

Ponds - skipped

Public Facility - skipped

5. *Old Business - none*

6. *Minutes - 7/13/06*

Action: Motion by D. Johnson to approve minutes of 7/13/06. Second by R. Hybels. Friendly amendments to change Philip to Phil; add “Action:” to indicate action items; strike “, no motions were made,” in item #5. **Passed 4-0-2** (Abstaining: J. Mathias, R. Stucker).

10/12/06 - skipped

7. *Future Agenda Items & Schedule*

Future Meetings:

Thursday, November 9 - 6:30 PM Regular Meeting

Thursday, November 30 - 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

8. *Comments from the Public - none*

Act 250 Update -

R. Stucker gave an update on the latest issues involving the Act 250 hearing and the proposed Simpson development.

Town Plan Subcommittee Update -

The Town Plan Subcommittee will meet to discuss the Survey Analysis Report, closure with the consultant and other items previously requested by the PC.

J. Johnson left at 9:36 p.m.

9. *Adjournment* -

R. Stucker left at 9:40 p.m.

The meeting ended at 9:40 p.m. when a quorum was lost.

Respectfully submitted by

Jeffrey D. Mathias

Clerk, Norwich Planning Commission

Approved January 11, 2007

Jeffrey D. Mathias

Clerk, Norwich Planning Commission