

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, November 9, 2006

Tracy Hall - Meeting Room

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

Members Absent: Tom Gray, Ralph Hybels

Staff: Phil Dechert

Public: Stuart Richards, Alison May, Neil Fulton

The Chair called the meeting to order at 6:46 p.m.

1. *Approve Agenda* -

Procedure: The agenda was amended to switch items #4 and #5, move Fire Protection to the last item in the new #5, and add the minutes of 10/12/06 to item #6. The agenda was approved as amended by unanimous consent.

2. *Comments from the Public* - none

3. *Announcements & Correspondence* - Copies of the Act 250 decision involving Simpson was distributed.

4. *Old Business - Simpson Act 250 update*

R. Stucker provided an update explaining that the decision was granted in favor of Simpson. There was discussion on whether the PC should appeal and the possibility of a private purchase contract to preserve that land. It was felt beneficial for additional information to be provided to PC members prior to the November 30 meeting.

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

Review of definitions continued using the November 8, 2006 draft.

Action: In definition of Use, there was **unanimous consent** to strike and replace “used” with “utilized”.

Action: In definition of Variance, there was **unanimous consent** to strike all except “As set forth in the Act [§4469]. (see Section 6.4)

P. Dechert will redraft the definition of Vantage Point to include what is needed for the Ridgeline Protection Zone.

T. Gray is to redraft definitions of Windmill and Wind Generating Facility.

Action: In definition of Yard Sale, there was **unanimous consent** to strike “casual” and add “(see Section 6.2(A)(6))”.

Action: Motion by A. Fulton to include Junk Yards in the definitions and add the appropriate criteria in Section 4. Second by J. Johnson. **Motion withdrawn.** A. Fulton indicated that she would draft a proposal for discussion at a future meeting.

Section 3.12 - Fragile Features -

Action: Motion by J. Mathias to approve the October 11, 2006 zoning revision draft of Fragile Features. Second by L. McGrew. After some discussion of how the conditional use process could be further streamlined, the **motion was withdrawn.** The chair indicated that it will be the intention to finalize Fragile Features at the November 30 meeting.

PUD - 5.5 Open Space, Design Criteria - skipped

Flood Hazard Areas - skipped

Ponds - skipped

Fire Protection- New Item -

Discussion included obtaining information from the fire department and including design criteria for driveways and access to buildings. There was interest that Fire Protection be dealt with in this zoning revision, and discussion should continue at other meetings in December.

6. *Minutes – 10/26/06, 10/12/06 - skipped*

7. *Town Plan Update– Survey Analysis - skipped*

8. *Future Agenda Items & Schedule -*

Future Meetings:

Thursday, November 30 - 6:30 PM - Regular Meeting

Tuesday, December 5 - 6:30 PM - Regular Meeting

Thursday, December 14 - 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 -* S. Richards provided comments in support of incorporating Fragile Feature protection into the new zoning regulations.

10. *Adjournment -*

Procedure: Motion to adjourn by R. Stucker. Second by A. McRee. **Passed unanimous.**

Meeting adjourned at 9:45 p.m.

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

Jeffrey D. Mathias
clerk, Norwich Planning Commission

Approved January 11, 2007