

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, November 30, 2006

Tracy Hall - Meeting Room

Members Present: Daniel Johnson, Adele Fulton, Tom Gray, Jeffrey Mathias, Lynn McGrew, Alison McRee

Members Absent: Ralph Hybels, Jaye Pershing Johnson, Richard Stucker

Staff: Phil Dechert

Public: Six members of the public were present, speaking were Neil Fulton, Stuart Richards, Nancy Dean, Alison May, Frank Sands.

The Chair called the meeting to order at 6:37 p.m.

1. *Approve Agenda - Procedure:* Agenda approved by unanimous consent.

2. *Comments from the Public* - None at this time, but comments received during appropriate agenda items.

3. *Announcements & Correspondence* - Approval of Planning Grant for town plan update.

4. *Simpson Act 250* – D. Johnson read an e-mail from R. Stucker. No action taken.

T. Gray arrived at 6:40 p.m.

5. *Zoning Regulation Revisions –*

Revisions of Draft Zoning -

Fire Protection- Presentation and Discussion on Residential Sprinklers -

Neil Fulton, deputy fire chief, gave a presentation on fire response, sprinklers ability to contain and reduce fire damage, and access issues for equipment and personnel.

Action: Motion by A. Fulton to insert Section 3.13 Fire Protection (11/7/06 draft) into Article 3 as amended. Second by T. Gray.

Action: Amend two typo corrections by **unanimous consent:**

a) in B strike “finished”;

b) in C strike and replace “120” with “40” and strike “???”.

Action: Amendment moved by J. Mathias to add and include in Article 6 requirements for certification from a licensed, qualified installer and a procedure for a certificate of compliance for Fire Protection. Second by A. Fulton. **Passed unanimous.**

P. Dechert indicated he would redraft for 12/5.

Action: Motion by L. McGrew to table the motion until the meeting of 12/5. Second by A. McRee. **Passed 5-0-1** (Abstaining: J. Mathias).

Schedule (11-30-06 draft) -

The draft schedule was modified as follows:

a) Add Accessory Dwellings and Driveways to 12/5;

b) Change final draft to PC and not public and committees on 12/14;

c) Add 1/07 Final Draft to public and committees.

Section 3.12 - Fragile Features (10/11/06 draft)

Action: There was **unanimous consent** to strike and replace the last sentence in (B)1 and preceding period with “, except as otherwise provided below.”

Action: There was **unanimous consent** that in (B)2 to move “large (50+ acre) tracts of” to before “productive” and strike the second occurrence of “forest”.

Action: There was **unanimous consent** that in (B)2 to strike and replace everything in the paragraph after “undeveloped tracts” with “.”.

Action: There was **unanimous consent** that in (B)3 to strike and replace “avoiding” with “minimizing”.

Action: There was **unanimous consent** that in (B)3a to strike and replace “shall” with “may”.

Action: There was **unanimous consent** that in (B)4c to strike the first comma.

Action: There was **unanimous consent** that in (B)5 to insert “undue” between “avoid” and “impacts” in two places.

Action: There was **unanimous consent** that in (A)6a to strike and replace “may” with “shall”.

P. Dechert indicated that all occurrences of Board would be changed to DRB or Development Review Board where appropriate.

Action: Motion by A. McRee to approve Section 3.12 (10/11/06 draft) as amended. Second by L. McGrew. **Passed unanimous.**

Development Envelope Review (11/30/06 draft)

J. Mathias suggested in 5.6 (A) to strike and replace “that there will be no undue” with “avoidance or minimization of” and in 5.6 General Standards to add “or proposed” between “existing” and “road”. P. Dechert indicated he would redraft this and Table 2.1 for 12/5.

PUD - 5.5 Open Space, Design Criteria - skipped

Ponds - skipped

Flood Hazard Areas - skipped

5. *Old Business - none*

6. *Minutes – 10/12/06, 10/26/06, 11/9/06 - skipped*

7. *Town Plan Update – Survey Analysis - Consultant has been paid for report.*

8. *Future Agenda Items & Schedule -*

Future Meetings:

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

Thursday, December 14 - 6:30 PM Regular Meeting

Thursday, January 11 - 6:30 PM - Regular Meeting

Schedule for ZR Revisions

12/5 Items not completed on 11/30
Fire Protection - Residential Sprinklers
Table 2.1 and Section 5.6 - Fragile Features Development Envelope

Review

PUD - 5.5 Open Space, Design Criteria
Ponds
Flood Hazard Areas
4.11 Cultural facilities
4.14 Outdoor Storage of Used or Dismantled Items and materials
Accessory Dwellings
Driveways
Misc Items

12/14 Final Drafts - final draft to PC
Discuss Adoption Process and dates.

1/11 Final Draft out to public and committees
Set Public Meeting Date

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 to adjourn by A McRee. Second by A. Fulton. **Passed unanimous.**
Meeting adjourned at 9:44 p.m.

Respectfully submitted by

Jeffrey D. Mathias
Clerk, Norwich Planning Commission

Approved February 8, 2007

Jeffrey D. Mathias
Clerk, Norwich Planning Commission