

NORWICH PLANNING COMMISSION

Meeting Minutes

Tuesday, December 5, 2006

Tracy Hall - Conference Room

**Members Present:** Daniel Johnson, Adele Fulton, Ralph Hybels, Jeffrey Mathias, Lynn McGrew, Alison McRee, Richard Stucker

**Members Absent:** Tom Gray, Jaye Pershing Johnson,

**Staff:** Phil Dechert

**Public:** Stuart Richards, Alison May, Ed Childs

The Chair called the meeting to order at 6:36 p.m.

1. *Approve Agenda -*

**Procedure:** The agenda was amended by correctly renumbering, reordering items in #3 to first consider Fragile Feature Sections and Fire Protection then the others as listed, and to add a break at an appropriate time to attend the Affordable Housing Committee meeting and delaying the scheduled adjournment for the amount of the break time. The amended agenda was approved by **unanimous consent**.

2. *Comments from the Public -* Comments were made when agenda issues were discussed.

3. *Zoning Regulation Revisions -*

*Fragile Features - Section 3.12, Section 5.6 (12/5 draft) & Table 2.1 (11/30 draft)*

**Action:** Motion by J. Mathias to approve the 12/05/06 draft of Section 5.6. Second by L. McGrew.

**Action:** Motion to amend Section 5.6(A) by striking “undue” passed by **unanimous consent**.

A. Fulton arrived at 6:50 p.m.

Typos to be corrected in (B) to indicate DRB and spelling of envelope in (C).

**Action:** Motion to amend Section 5.6(C) by striking and replacing “excluding” with “including” and removing the parentheses passed by **unanimous consent**.

R. Hybels arrived at 7:07 p.m.

Motion **passed 5-1-1** (For: D. Johnson, J. Mathias, L. McGrew, A. McRee, R. Stucker; Against: A. Fulton; Abstaining: R. Hybels).

**Procedure:** At 7:15 p.m. there was **unanimous consent** to break until 8:00 p.m. and extend the scheduled adjournment until 10:15 p.m.

The chair called the PC back to order at 8:12 p.m.

**Action:** Motion by J. Mathias to approve the 11/30/06 draft of Table 2.1. Second by A. McRee. **Passed 5-1-1** (For: D. Johnson, J. Mathias, L. McGrew, A. McRee, R. Stucker; Against: A. Fulton; Abstaining: R. Hybels).

**Action:** Motion by J. Mathias to strike and replace “(excluding existing” with “including” and striking the final parentheses in Section 3.13 (G) (NOTE: Fragile Feature Section 3.12 has been renumbered Section 3.13.) Second A. McRee. **Passed unanimous.**

P. Dechert indicated that he will be renumbering and re-lettering the Sections and paragraphs as needed in Section 3.13 and throughout the zoning document.

*Fire Protection- (12-03-06)* - P. Dechert indicated that he was continuing to work on the draft to be discussed at the next meeting.

*PUD - 5.5 Open Space, Design Criteria (Draft 9-14-06)*

**Action:** Motion by J. Mathias to approve the 9/14/06 draft of Section 5.5. Second by R. Stucker.

**Action:** Motion by L. McGrew to amend Section 5.5 (D)(10) by striking and replacing “or more” with , but no more than 24.” Second by J. Mathias.

**Action:** Motion by R. Stucker to postpone until the 12/14 meeting as the first item of business under Zoning Regulation Revisions. Second by D. Johnson. **Passed unanimous.**

*4.5 Ponds (11-8-06)*

**Action:** Motion by J. Mathias to approve the 11/8/06 draft of Section 4.5 Ponds. Second by D. Johnson. **Motion withdrawn.** P Dechert will redraft to include inside and outside banks and slope and recorded written permission from willingly affected property owners.

*Table 2.6 & Section 5.4 Flood Hazard Areas (9-14-06)*

**Action:** Motion by J. Mathias to approve the 9/14/06 draft of Table 2.6. Second by L. McGrew. Typo of striking “to” in (B) to be fixed.

A. Fulton leaves at 9:35 p.m.

**Passed 5-0-1** (For: D. Johnson, J. Mathias, L. McGrew, A. McRee, R. Stucker; Abstaining: R. Hybels).

*4.11 Cultural facilities (11-28-06)*

**Action:** Motion by D. Johnson to approve the T. Gray amended 11/30/06 draft of Section 4.11. Second by R. Stucker. **Passed unanimous.**

*4.14 Outdoor Storage of Used or Dismantled Items and materials (11-28-06)* - skipped  
*Table 2.9 Public Water Supply (11-9-06)* - skipped

*Article 7 – Windmill definitions (11-30-06)*

**Action:** Motion by D. Johnson to approve the 12/03/06 draft with latest corrections from T. Gray of Windmill and Wind Turbine (Stand-Alone and Grid-Connected) definitions. Second by L. McGrew. **Passed unanimous.**

*Accessory Dwellings* - skipped

*Slopes – Definition (11-30-06)* - skipped

4. *Comments from the Public* - none

5. *Adjournment* -

**Procedure:** Motion to adjourn by R. Stucker. Second by A. McRee. **Passed unanimous.**  
Meeting adjourned at 9:56 p.m.

Respectfully submitted by

Jeffrey D. Mathias  
Clerk, Norwich Planning Commission

**Approved January 11, 2007**

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Jeffrey D. Mathias  
Clerk, Norwich Planning Commission