

NORWICH PLANNING COMMISSION

Meeting Minutes

Tuesday, December 14, 2006

Tracy Hall - Conference Room

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

Members Absent: Adele Fulton, Ralph Hybels

Staff: Phil Dechert

Public: Stuart Richards

The Chair called the meeting to order at 6:39 p.m.

1. *Approve Agenda* -

Procedure: Agenda amended to remove Windmill definitions and defer until next meeting Outdoor Storage and Fire Protection then approved by unanimous consent

2. *Comments from the Public* - Comments taken during item #3 PUD.

3. *Zoning Regulation Revisions – Review drafts*

PUD - 5.5 Open Space, Design Criteria (Draft 12-13-06)

Action: Motion and amendment postponed from 12/5:

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

Motion to amend 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.

A. McRee left meeting at 6:50 p.m.

Amendment failed 1-3-1 (For: L. McGrew; Against: D. Johnson, J. Johnson, R. Stucker; Abstaining: J. Mathias).

Motion withdrawn.

Modifications made to the 12/13/06 draft of Section 5.06

Action: There was **unanimous consent** to amend 5.06 (D)(9) as follows:

inserting “number” after “layout”;

striking and replacing “Rural Residential” with “applicable”;

adding to the end of the second sentence “or the goals of the town plan.”

T. Gray arrived at 7:20 p.m.

Action: Motion by L. McGrew to strike 5.06 (A)(1). No second.

Action: Motion by J. Mathias to strike “and development of land in such a manner as to promote appropriate use of land”. Second by R. Stucker. **Failed 1-3-2** (For: J. Mathias; Against: T. Gray, J. Johnson, R. Stucker; Abstaining: D. Johnson, L. McGrew).

Typos: move and/or from end of 5.06 (A)(4) to end of 5.06 (A)(5);

strike “And” from 5.06 (C)b;
strike “, below” from 5.06 (C)c;
strike and replace “Any order of approval” with “This decision” in 5.06 (C)f.

Action: Unanimous consent to strike and replace two occurrences of “15” with “5” in 5.06(D)(7).

P. Dechert will redraft for the next meeting. There was some question as to the bonuses described in 5.06 (D)4. J. Mathias will research the minutes as to what these should be.

4.5 Ponds (12-13-06)

Action: Motion by L. McGrew to approve the 12/13/06 draft of Section 4.06 Ponds. Second by R. Stucker.

A. McRee returned at 7:50.

Action: Unanimous consent to strike and replace “water to a depth greater than two feet when filled to capacity and with a surface area greater than 7,000 square feet” with “6,000 cubic feet of water” in 4.06(A).

Action: Unanimous consent to insert “or quantity” after “direction or location” in 4.06(B)(5).

Motion **passed unanimously**.

Table 2.9 Public Water Supply (11-9-06)

Action: Unanimous consent to strike and replace “1000 ft.” with “state approved source protection area”.

The Montshire Museum will be added to the list in (E).

There was a question as to some agricultural practices and if they were exempt. P. Dechert will research for the next meeting.

Accessory Dwellings

The state requirements and options were discussed and a draft distributed.

Action: There was unanimous consent to have the accessory dwelling no larger than 50% of the principal dwelling or 2000 square feet, whichever is smaller.

A new draft will be prepared for the next meeting.

Slopes – Definition (11-30-06)

Action: Unanimous consent to strike and replace “minimum of 20 feet” with “minimum of 15 feet”.

Action: Unanimous consent to approve the 11/30/06 definition as amended.

Schedule for distribution and public meeting

Finish draft by end of January, adding meeting at end of month if needed.

4. *Comments from the Public* - none

5. *Adjournment* -

Procedure: Motion to adjourn by J. Johnson. Second by T. Gray.
Meeting adjourned at 9:52 p.m.

Future Meetings:

Thursday, January 11 - 6:30 PM - Regular Meeting
Thursday, January 25 - 6:30 PM - Regular Meeting

Future Agenda Items

Huntley Meadow - use of private funds for town development
Regulation of development on Town property
Town Plan - Schedule, Budget, Subcommittee

Respectfully submitted by

Jeffrey D. Mathias
Clerk, Norwich Planning Commission

Approved February 8, 2007

Jeffrey D. Mathias
Clerk, Norwich Planning Commission