

NORWICH PLANNING COMMISSION

Meeting Minutes

Tuesday, January 11, 2007  
Tracy Hall - Conference Room

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

**Members Absent:** Jaye Pershing Johnson

**Staff:** Phil Dechert

**Public:**

The Chair called the meeting to order at 6:38 p.m.

1. *Approve Agenda -*

**Procedure:** Agenda item #3 amended to add inclusive adorable housing requirement, add update on PUD bonuses, remove windmill definitions and move fire protection to the first item. Announcements were added between items #1 and #2. Amended agenda approved by unanimous consent.

*Announcements -*

The state draft plan for pedestrian/bicycle policy is available on the VTrans web site.

VLCT will be offering a subdivision primer.

Hartford has released phase II of their master plan and scheduled a public hearing for January 22.

P. Dechert has copies of all the above.

R. Hybels arrived at 6:47 p.m.

2. *Comments from the Public - none*

3. *Zoning Regulation Revisions – Review drafts*

*Fire Protection and Driveway Standards (Draft 12-03-06)*

**Action:** Motion by A. Fulton to add a new section in Article 3 called Private Driveway Standards. Second by J. Mathias. P. Dechert will redraft the Private Driveway Recommendations, Norwich Fire Department so as to be worded as standards. The **motion was withdrawn**.

Discussion as to Section 3.14 included several changes and P. Dechert will redraft Section 3.14 for discussion at the next meeting.

*PUD - 5.5 Open Space, Design Criteria (Draft 1-10-07)*

**Action:** Motion by A. Fulton to approve the 1/10/07 draft of Section 5.5. Second by D. Johnson. **Passed 7-1-0** (For: D. Johnson, A. Fulton, T. Gray, R. Hybels, J. Mathias, A. McRee, R. Stucker; Against: L. McGrew; Abstaining: none).

**Action:** Motion by J. Mathias for P. Dechert to draft sections for both the Zoning and Subdivision regulations that will require 20% of units (1 of every 5) built in a PUD or

subdivision to be affordable housing in perpetuity as defined in the regulations if greater than a threshold number of units to be determined. Second by L. McGrew.

**Amendment** by D. Johnson that this is to be accomplished between the time that the current zoning draft is finished and prior to noticing the public hearing. Second by J. Mathias. Amendment **Passed 7-1-0** (For: D. Johnson, A. Fulton, T. Gray, R. Hybels, J. Mathias, A. McRee, R. Stucker; Against: L. McGrew; Abstaining: none).

Motion as amended **passed 7-1-0** (For: D. Johnson, A. Fulton, T. Gray, R. Hybels, J. Mathias, A. McRee, R. Stucker; Against: L. McGrew; Abstaining: none).

*4.14 Outdoor Storage of Used or Dismantled Items and Materials (draft 11-28-06)*

**Action:** Motion by A. Fulton to approve the 11/30/06 draft of Section 4.14. Second by T. Gray. Motion **failed 4-4-0**. (For: D. Johnson, A. Fulton, T. Gray, R. Stucker; Against: R. Hybels, J. Mathias, L. McGrew, A. McRee; Abstaining: none).

*Accessory Dwellings (Draft 1-11-07)*

Some minor and major issues will require redrafting and discussion at the next meeting.

*4. Minutes - 10/12/06, 10/26/06, 11/9/06, 11/30/06, 12/5/06, 12/14/06*

**Action:** Motion by J. Mathias to approve the 10/12/06 minutes with correcting the names to the format typically used in minutes. Second by R. Stucker. **Passed 5-0-3** (Abstaining: D. Johnson, J. Mathias, A. McRee).

**Action:** Motion by R. Stucker to approve the 10/26/06 minutes. Second by R. Hybels. Friendly amendments to correct the following typos:

change "Sing" to "Sign";

change "dat" to "date";

change "205" to "250".

**Passed 6-0-2** (Abstaining: T. Gray, L. McGrew).

**Action:** Motion by R. Stucker to approve the 11/09/06 minutes. Second by A. McRee. **Passed 6-0-2** (Abstaining: T. Gray, R. Hybels).

**Action:** Motion by J. Mathias to approve the 12/05/06 minutes. Second by T. Gray. Friendly amendment to strike the NOTE and all that followed. **Passed 7-0-1** (Abstaining: T. Gray).

*5. Comments from the Public - none*

*6. Adjournment -*

The next regular meeting is scheduled for Thursday, January 25 - 6:30 PM.

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

Meeting adjourned at 9:50 p.m.

Respectfully submitted by

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Jeffrey D. Mathias  
Clerk, Norwich Planning Commission

**Approved February 8, 2007**