

NORWICH PLANNING COMMISSION

Meeting Minutes

Tuesday, February 8, 2007
Tracy Hall - Conference Room

Members Present: Daniel Johnson, Ralph Hybels, Jaye Pershing Johnson, Jeffrey Mathias, Lynn McGrew, Richard Stucker

Members Absent: Adele Fulton, Tom Gray, Alison McRee

Staff: Phil Dechert

Public: Brooke Adler, Ed Childs, Rob Gurwitt

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

1. Approve Agenda -

Procedure: The agenda was approved by **unanimous consent**.

2. Comments from the Public

Rob Gurwitt explained “Get Off Our Duff Day” as an unofficial informing and solicitation of Norwich citizens to become involved with town governance. The event is to be held Saturday, March 3, from 9:30 a.m. to 3:00 p.m. at the Marion Cross school. Rob, on behalf of the organizers, requested that planning commissioners attend from 9:30 to 11:00 so as to make a brief presentation and answer questions.

R. Hybels arrived at 6:52 p.m.

3. Announcements & Correspondence - none

4. Zoning Regulation Revisions – Revisions of Draft Zoning -

Final Review of Public Draft

Summary of Significant changes from December 2005 Zoning

Action: Motion by R. Hybels to approve the latest version of Significant Changes in New Zoning Regulations as amended with minor wording changes (removing “and location”?) to be made by P. Dechert to the last sentence of 4.14 on page 4. Second by R. Stucker. **Passed unanimous.**

Schedule for distribution and public meeting

A packet will be assembled containing a cover letter including the PC schedule and Chapter 117 public hearing schedule, the Summary of Significant Changes, the draft zoning, and 8½ by 11 B&W maps including districts, aquifer protection, flood hazard, shoreline, ridgeline, wetlands, steep slopes, Ag soils, deer wintering, and scenic resources. Larger, color maps will be put up on the boards in the conference room and perhaps along the stairwell between the 2nd and 3rd floors.

2-9-07 Distribution of draft to DRB (rest of pack to follow Monday?)

2-12-07 Distribution of packet to NCC, SB, town web page, and hard copies in TC office

2-22-07 Discussion of inclusionary zoning for both zoning and subdivision regulations and other additional topics

3-22-07 Public hearing

Additional zoning topics for review

A possible discrepancy concerning fuel storage for home industry was mentioned. Other issues should be sent to P. Dechert prior to the next meeting.

P. Dechert distributed a memo dated 2-8-07 concerning changes to zoning requested by the Listers.

Action: Motion by R. Stucker to ask the Selectboard for advice of whether zoning should be used to address tax parity issues. Second by D. Johnson. **Passed unanimous.**

5. Minutes -

There was some discussion on the format of the minutes, whether to include more description of discussions.

11/30/06

Action: Motion by J. Mathias to approve the 11/30/06 minutes. Second by R. Stucker. **Passed 4-0-2** (Abstaining: J. Johnson, R. Hybels).

12/14/06

Action: Motion by L. McGrew to approve the 12/14/06 minutes as corrected in the handout. Second by R. Stucker. **Passed 4-0-1** (Abstaining: J. Johnson; Absent: R. Hybels).

1/11/07

Action: Motion by R. Stucker to approve the 1/11/07 minutes. Second by L. McGrew. **Passed 5-0-1** (Abstaining: J. Johnson).

1/25/07

Action: Motion by L. McGrew to approve the 1/25/07 minutes. Second by J. Mathias. **Passed 4-0-2** (Abstaining: J. Johnson, D. Johnson).

2/1/07

Action: Motion by J. Mathias to approve the 2/1/07 minutes. Second by D. Johnson. **Passed 5-0-1** (Abstaining: R. Stucker).

5. Comments from the Public - none

6. Adjournment -

There was unanimous consent from the PC members to thank P. Dechert and staff for their excellent work in putting together the draft.

The next regular meeting is scheduled for Thursday, February 22 - 6:30 PM.

Procedure: Motion to adjourn by D. Johnson. Second by J. Mathias. **Passed unanimous.**

Meeting adjourned at 8:48 p.m.

Respectfully submitted by

Jeffrey D. Mathias, Clerk, Norwich Planning Commission

Approved March 8, 2007