

NORWICH PLANNING COMMISSION

Meeting Minutes

Tuesday, March 8, 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:** Dennis Kaufman, Stuart Richards, Mary Ann Hankel, Creigh Moffatt

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

*1. Approve Agenda -*

**Procedure:** The agenda was amended to add Shoreline Overlay District after Lister Request in item 4 and to add an update on planning grants between items 4 and 5. The amended agenda was approved by **unanimous consent**.

*2. Comments from the Public*

Stuart Richards brought attention to a mistake in the zoning draft involving the definitions of affordable housing and moderate housing and the PUD bonus. P. Dechert indicated that this would be remedied.

*3. Announcements & Correspondence -* letters were received from Ed Childs and Paul Tuhus.

*4. Zoning Regulation Revisions -*

*Inclusionary Zoning*

**Action:** Motion by J. Mathias that both the subdivision regulations and the draft zoning regulations be amended in appropriate places to include the requirement that when a developer triggers Act 250 or builds 10 units within a 5-year time period, that they be required to provide 20% (1 of each 5) of the units to be affordable housing in perpetuity as defined in the zoning draft. Second by R. Stucker.

**Action:** Motion by L. McGrew to postpone the motion until the first PC meeting in April.

Second by A. McRee. **Passed 5-3-0** (For: R. Hybels, J. Mathias, L. McGrew, A. McRee, R. Stucker; Against: D. Johnson, A. Fulton, T. Gray).

**Motion postponed until first April meeting.** It was expected that postponing would allow time for refinements and updating of previous work to meet the requirements set forth in Vermont statute.

*Lister Request - permits for renovations*

Dennis Kaufman, chair of the Listers, discussed how reliance on the permit process was unsatisfactory for helping to keep the grand list up to date. He indicated that the 2/8/07 memo from P. Dechert was not an accurate representation of the Listers concerns and that they were asking the PC for the language of permits for major renovations. Dennis indicated that the improvements would not include items such as a re-roof, painting or maintenance, but would include, for example, dormers or hardwood floors. He also announced that a Lister's forum would be held on March 21. The PC indicated that they had made a motion at their last meeting to request information from the Selectboard on the topic of property tax parity and had not yet heard back.

A. McRee left at 9:00 p.m.

Shoreline Overlay District (Table 2.8)

**Action:** Motion by D. Johnson to postpone discussion of Table 2.8 until the April 12 meeting. Second by A. Fulton. **Passed 5-0-2** (Abstaining: J. Mathias, L. McGrew).

*Review Maps*

Sample maps were reviewed. A general concern was that the features or districts be more clearly defined by the choice of colors used.

*Additional zoning topics for review*

Multi-family and Mixed use

Possible discrepancy concerning fuel storage for home industry

*Format for Public Hearing (1/5/07 draft)*

Option A is to be utilized (ask what topics and then cover one at a time). Written comments will be required to be submitted by a certain date.

*Report form Planning Co-ordinator on distribution of draft zoning and meetings with DRB and NCC*

**Action:** There was **unanimous consent** to hold an additional meeting on Monday, March 19 at 6:30 PM in Tracy Hall.

+ *Update on Planning Grants* - To be given at first April meeting.

A. Fulton left at 9:41 p.m.

*5. Minutes 2/8/07 -*

**Action:** Motion by L. McGrew to approve the 2/8/07 minutes. Second by R. Stucker. **Passed 5-0-1** (Abstaining: T. Gray).

*6. Comments from the Public - none*

There was discussion of the responsibility of members being prepared for meetings by familiarizing themselves with all information that was provided at least 24 hours prior to the meeting.

The next meetings are scheduled for:

Monday, March 19 - 6:30 PM (special meeting)

Thursday, March 22 - 6:30 PM (Public Hearing)

Thursday, April 12 - 6:30 PM (regular meeting)

*7. Adjournment -*

**Procedure:** Motion to adjourn by R. Stucker. Second by D. Johnson. **Passed unanimous.** Meeting adjourned at 9:50 p.m.

Respectfully submitted by  
Jeffrey D. Mathias  
Clerk, Norwich Planning Commission

**Approved May 10, 2007**