

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, March 22, 2007  
Tracy Hall - Conference Room

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

**Members Absent:** none

**Staff:** Phil Dechert

**Public:** Approximately 45 (???)

The Chair called the meeting to order at 6:40 p.m.

**Procedure:** Public hearing on the proposed zoning regulations (2/9/07 draft and supplemental 3/15/10 draft of Table 2.8) was opened by **unanimous consent**.

*1. Opening comments by chair*

The chair presented a brief background, history, process description, the major changes, and items deferred. Deferred items to the town plan process included Mixed Use Centers, Hamlets, Multifamily Dwellings, and Service Stations. Inclusionary Zoning has been moved to a stand alone zoning/subdivision amendment.

*2. Public Questions and Comments*

The chair requested that particular categories or sections to be discussed be first listed, then discussed in detail one at a time. The topics are listed below. Additional notes on particular comments are available.

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|----------------|--|
| Joshua Durst   | - 3.14 Fire Protection – Sprinkler, ponds, pumps                           |
| Alison May     | - Service Stations, Gas  |
| Liz Russell    | - Wind Power and windmills   |
| Irv Thomae     | - Preamble   |
|                | - Affordable Housing, sprinkler regulation                                 |
| Linda White    | - 4.02 campers & temporary structures                                      |
|                | - Ridgeline  |
|                | - Driveways  |
|                | - Development envelope review  |
| Watt Alexander | - Zoning Administrator allowing some conditional use                       |
| Joshua Durst   | - Conditional use review and site plan                                     |
| Alison May     | - 1.02a3 – how taxation of agricultural land gets into Zoning Regulations? |
| Watt Alexander | - Review of accessory buildings  |
|                | - 4.07 snow removal  |
|                | - 3.13 Fragile Features  |

Tom Gray arrived at 6:55 p.m.

- |                 |   |
|-----------------|---|
| Alison May      | - Maps  |
| Stuart Richards | - Timing and completion of process  |
| Watt Alexander  | - Fragile Feature Map E   |
| Liz Russell     | - 5.03, purpose of Site Plan Review; define “high quality” and “attractive” |
| Watt Alexander  | - 3.02(b) has to do with eliminating access;                                |

- Linda White - 4.02 Enforcement?
- Watt Alexander - 3.02(e): Access to public highways
- Bill Cassidy - How are property owners notified, who helps them figure out?
- Irv Thomae - Is there mechanism to alert people that status of property may change?
- Don May - How these zoning regulations relate to town plan?
- Watt Alexander - Usability issue for landowners
- Incentives
- Adequacy of mapping
- Ed Childs - 2.04: permitting & conditional uses
- 3.10b: can't run chain saw after 7:30 in evening
- 3.10g underground utilities
- 4.08b & 4.08c – home businesses & industry – language relative to traffic
- Brian McMillan - Use of front yards, orienting building toward roads, VR district standards 5.03d1b
- Watt Alexander - Telecommunication towers in VR
- Irv Thomae - Permit in RR, renovations in VR

J. Johnson left at 9:13 p.m., after discussion of 3.02(b), elimination of access.

Throughout discussion of the topics several need corrections were noted. These were issues that should be in the draft but were inadvertently missing:

Fragile feature map E to be included;

Affordable Housing and Moderate Income Housing are equated throughout the document;

Multiple access points should exist for residences (for example: allowing circular driveways.)

Also, it was requested and confirmed that larger wall maps will be produced.

After discussing Bill Cassidy's notification issue a suggestion was made to continue the hearing. It was understood that the continued hearing would begin with discussion of each of the remaining categories, then an opportunity for any additional categories for discussion. It was also understood that an appropriate extension would be given to receipt of written public comment.

**Action:** The hearing was continued to Thursday April 12 at 6:30 pm in the Tracy Hall Conference Room by **unanimous consent**.

The next meeting is scheduled for:

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

*7. Adjournment -*

**Procedure:** Motion to adjourn by T. Gray. Second by D. Johnson. **Passed unanimous.**

Meeting adjourned at 9:45 p.m.

Respectfully submitted by

**Approved May 10, 2007**

Jeffrey D. Mathias  
Clerk, Norwich Planning Commission