

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, April 26, 2007

Tracy Hall - Conference Room

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

**Members Absent:** Adele Fulton, Jaye Pershing Johnson

**Staff:** Phil Dechert

**Public:** approximately 30

The Chair called the meeting to order and continued the public hearing at 6:36 p.m.

The following topics, left over from March 22, were discussed.

Understanding Regulations

Role of Maps – Accuracy

R. Hybels arrived at 6:46 p.m.

Relation of regulations to Town Plan

Usability and Incentives

2.04 – Permitted & Conditional Uses in certain zones

3.10(B) – Noise – Chainsaw in evenings

3.10(G) – Utilities underground

4.08(B) and (C) – Home Business/Industry Traffic

5.03(D)(1)b - District Standards

Telecommunications in Village - Should be Conditional Use

Additions and Enlargement

Additional topics added and discussed included the following.

Shoreline Protection Zone distances

local zoning does not apply to Agricultural uses

variances and waivers

description of apartments, attached and detached

definition of small lots

maps of ridgelines and aquifers

protection of steep slopes

clarification of 4.02 and temporary shelters

With unanimous consent the chair closed the Public Hearing at 9:15 p.m. and called for a five minute break.

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The chair called the regular portion of the meeting to order at 9:20 p.m.

**Procedure:** The agenda was amended to include the motion made on March 22 and postponed to the first meeting in April. The amended agenda was **approved by unanimous consent.**

*Comments from the Public* – John Lawe indicated he wanted to know the PC schedule so as to provide the DRB recommendations for suggested subdivision rule modifications.

Stuart Richards commented of the schedule and the need for inclusionary zoning.

*Announcements & Correspondence – none*

*Active motion postponed from March 22 -*

**Action:** L. McGrew offered a friendly amendment to replace the entire motion with the wording of the Proposed IZ Motion drafted 4-18-07. The maker of the motion (J. Mathias) and second R. Stucker) accepted the friendly amendment.

**Action:** Motion by J. Mathias to postpone the motion until the May 10 PC meeting. Second by L. McGrew. **Passed 5-2-0** (For: Daniel Johnson, Tom Gray, Ralph Hybels, Lynn McGrew, Richard Stucker; Against: Jeffrey Mathias, Alison McRee).

**The Proposed IZ Motion drafted 4-18-07 was postponed to the May 10 PC meeting.**

There was a suggestion that a subcommittee, perhaps including Affordable Housing Committee members, be formed to help finalize the motion.

*Zoning Regulation Revisions – Next steps and schedule*

P. Dechert indicated that he would have all typos fixed and correct three oversights including: driveway access (up to three points allowed); Affordable Housing and Moderate Income Housing references throughout document; Table 2.1 (B)2 being included in other districts.

The chair directed commissioners to submit to P. Dechert what they felt were any major issues brought forward in the public hearing that were not deferred to the town plan process and were not clerical. For example, two were indicated as the sprinkler requirement and driveway slope requirement. The plan was to discuss and make decisions as to such issues at the next meeting.

*Status of Town Plan Process & Funding*

Funds must be used or committed by May 2007.

*Comments from the Public -*

The next meetings are scheduled for:

Thursday, May 10 - 6:30 PM - Regular Meeting

Thursday, May 24 - 6:30 PM - Regular Meeting

*Adjournment -*

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

Meeting adjourned at 9:50 p.m.

Respectfully submitted by

**Approved May 10, 2007**

Jeffrey D. Mathias

Clerk, Norwich Planning Commission