

NORWICH PLANNING COMMISSION

Meeting Minutes

Tuesday, May 24, 2007

Tracy Hall - Meeting Room

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

Members Absent: Jeffrey Mathias

Staff: Phil Dechert

Public:

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

1. Approve Agenda -The agenda was approved by **unanimous consent**.

2. Comments from the Public- None

3. Announcements & Correspondence – None

4. Zoning Regulation Revisions –

Table 2.8 - Shoreline Overlay –

(C)(1)a. – add additional prohibited uses as listed in Table 2.10(D)

(F) – Waivers – Add new section with following changes to draft:

(F)(1)d. - Remove

(F)(1)c. - Move “and” to end of (F)(1)b.

(F)(2) – Change “should” to “shall”

(F)(3) – Details of procedure to be removed and instead referred to same as 5.04.
Last sentence shall be retained.

Changes to Table 2.8 were **approved** 7-1 (McGrew against)

3.10(B) - Noise –

Add to first sentence: “except for noise associated with Accepted Agricultural Practices”

(B)(1) – Remove first “temporary” from last sentence.

Changes to 3.10(B) were approved by **unanimous consent**.

3.10 (G) - Underground Utilities –

“Underground Utilities” changed to header format

3.10 (G) - Underground Utilities will be moved to Section 5.03 Site Plan Review as new subsection (13) so that one and two unit residences will not be subject to the requirements.

Changes to 3.10(G) were approved by **unanimous consent**

4.08(B) and (C) - Home Business/Industry Traffic – No changes by **unanimous consent**

5.03(D)(1)b - District Standards - No changes except remove “public” from 5.03(D)(2)b

Table 2.9 - Ridgeline Overlay District –

Change “town roads” to “public roads”

2.9(E) (1) Add “the most recent version of” before “Acceptable Management ...”

2.9(G) Last sentence and a., b., and c. from 2.9(G)(5) to end of first sentence in

2.9(G). Delete remainder of 2.9(G)(5).

2.9(G)(6) Change to 2.9(H).

A motion was made to approve these changes. The motion was seconded and **approved** 7-0-1 (McGrew abstained)

Section 3.05 - Existing Small Lots – After discussion, a proposed revision to not force the merger of small lots under common ownership was approved by 7-0-1 (McRee abstaining)

Section 3.14 - Fire Protection – Issues include the balance between the safety benefit to the public and firefighters and the additional cost to those building new homes. Discussion concerned the disparity in the estimated costs of residential sprinkler systems in new construction provided to the commission by the Norwich Fire Department and a member of the public. Dechert will research actual costs for systems installed in new homes in the area for the next meeting.

Section 3.15 – Driveways – Not discussed

Throughout document – Should “exempted” be “exempt”?

The Inclusionary Zoning Study Group gave a brief report on their progress.

5. Town Plan

Dechert presented a draft memo outlining a Town Plan Process utilizing groups and public forums during the fall and document drafting in the spring.

Funds available for the town plan:

Municipal Planning Grant - \$12,000 – End of grant period - May 8, 2008

Town Plan Funds – 08 Town Budget - \$2,000

Town Plan Funds – 07 Town Budget - \$2,700

Dechert will propose the use of the \$2,700 remaining in the 07 Town Budget at the next meeting.

6. Minutes - The minutes of 5-10-07 will be reviewed at the next meeting.

6. Comments from the Public - None

The next meeting is scheduled for:

Thursday, June 14 - 6:30 p.m. (regular meeting)

7. *Adjournment* - 9:50 p.m.

Phil Dechert

APPROVED 7-12-07