

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, July 12, 2007

Tracy Hall - Meeting Room

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

Members Absent: Jeffrey Mathias, Daniel Johnson, Richard Stucker

Staff: Phil Dechert

Public: John Lawe

The Vice-Chair called the meeting to order at 6:44 p.m.

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

2. Comments from the Public

John Lawe, Chair of the DRB, requested that the Planning Commission complete the new zoning regulations and update the subdivision regulations as soon as possible and before the long range planning starts.

3. Announcements & Correspondence –

An affordable Housing workshop, Cottages, Bungalows, And Other Small Homes - More Affordable Choices, sponsored by the Upper Valley Housing Coalition, City of Lebanon, and Dartmouth College Real Estate office, is scheduled for September 18 in West Lebanon. A flyer will be sent to the PC Members.

4. Zoning Regulation Revisions –

Section 3.02 - Access and Frontage Requirements

The following changes were proposed to the 5-10-07 Draft:

3.02(A) - ... or public waters unless, ~~or with the approval of the Development Review Board~~, access to such road or waters by a permanent easement or right-of-way of at least 20 feet in width is approved by the Development Review Board.

Sections 3.02(B), (C), & (D) shall be deleted. Section 3.02(E) changed to (B).

The changes were approved by unanimous consent.

Section 3.15 – Driveways – Grades

State guidelines for grades of local rural roads were reviewed. The state does not have guidelines for driveways.

Gray moved and Fulton seconded a motion to approve Section 3.15. A friendly amendment to remove the last sentence in 3.15(C) was accepted. The motion was approved 5-1 (McGrew against)

Section 3.14 - Fire Protection – Water Supply requirements

Additional information on water supply requirements for on-site systems was reviewed. Concern was expressed regarding the additional cost of full fire sprinkler systems for smaller homes more than 500 feet from Class 3 roads.

There was also concern that proposed changes in the state fire protection rules may make this section redundant.

A proposed rearrangement of this section to make it easier to understand was drafted by Gray with assistance of the other members.

Fulton moved, Johnson seconded to adopt the revised version. The motion failed 4-1-1 (McGrew against, McRee abstain)

Section 5.07 - Development Envelope Review and 3.13 Fragile Features

Johnson moved and Fulton seconded to delete Section 5.07 and any references to it in other sections. There was discussion regarding the fairness of the Development Envelope Review for affected landowners, if the criteria in Section 3.13 should be made more flexible, and if 5.07 should be deferred to the town plan discussion.

The motion failed 3-3 (Gray, Johnson, Fulton for. McGrew, Hybels, McRee against)

5. Town Plan

The proposed Scope of Services for the Norwich 2007 GIS TRORC Contract was discussed. The tasks include new layers for land use/land cover and development patterns by decades, preliminary drafts of proposed Town Plan maps, and an update on the GIS build-out system.

6. Minutes - The minutes of 5-10-07, 5-24-07, and 6-28-07 were approved with minor or no changes.

The next meeting is scheduled for:
Thursday, July 26 - 6:30 p.m. (regular meeting)

7. *Adjournment* - 9:30 p.m.

Phil Dechert

APPROVED 8-23-07