

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, July 26, 2007

Tracy Hall - Meeting Room

Members Present: Daniel Johnson, Adele Fulton, Tom Gray, Lynn McGrew, Richard Stucker

Members Absent: Jeffrey Mathias, Ralph Hybels, Alison McRee, Jaye Pershing Johnson

Staff: Phil Dechert

Public: Nancy Dean

The 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

3. Announcements & Correspondence –

Strategic Planning Committee – The Selectboard distributed a proposed charge for a Strategic Planning Committee and requested comments by September 20. The issue will be discussed at their September 26 meeting.

TRORC – Letter from the regional commission offering thanks for the town’s support.

4. Zoning Regulation Revisions –

After a review of proposed revisions submitted by Fulton with comments by Dechert, the following changes to the draft zoning regulations were approved by unanimous consent:

Full Document - Switch to a continuous set of page numbers for the entire document and use these page numbers in the Table of Contents.

Section 1.03 - Definition of Land Development in Section 1.03 has been replaced with the definition used in Section 7.02.

Table 2.1(E)(1) – Changed to: (1) Multi-unit dwellings are only allowed within a Planned Unit Development, in accordance with Section 5.06. Density bonuses are available for affordable and moderate income housing.

Section 4.10 (A) - Change to “Mobile Home Parks may be permitted in the Rural Residential District subject to PUD review in accordance with Section 5.06 and the following provisions:”

Table 2.1(E)(2) & (3) – Move (2) to (3) and add new (2) “Mobile Home Parks are only allowed within a PUD in accordance with Section 5.06. Density bonuses are available for affordable housing and moderate income housing.”

Table 2.4 (C)(9) – Delete “Multi-unit dwelling”

Table 2.4 (C)(13) – Change to “Recreational Facility, Indoor”

Table 2.5 (C)(15) – Change to “Recreational Facility, Indoor and Outdoor”

Table 2.5 (E)(2) – Changed to: (2) Multi-unit dwellings are only allowed within a Planned Unit Development, in accordance with Section 5.06. Density bonuses are available for affordable and moderate income housing.

Table 2.8(C)(1) - Remove “junkyards” and add “the outdoor storage of used, discarded, dismantled or salvaged items, vehicles or parts of vehicles, metals, appliances, equipment, debris or other potentially hazardous materials.”

Section 3.07(A) - The second sentence is revised to read: “Provision is made for accessory uses and structures, which do not create a mixed-use lot.”

Section 7.02 - The definition of “mixed use” should be revised (shown with underlining), as follows: “A building or parcel containing two or more principal uses which are otherwise allowed as permitted or conditional uses within the district in which the building or parcel is located, which requires conditional use review by the DRB. See Section 4.09.”

The following motion was not approved:

Tables 2.2 and 2.3 – Add same wording as Table 2.1(E)(1) “ Multi-unit dwellings are only allowed within a Planned Unit Development, in accordance with Section 5.06. Density bonuses are available for affordable and moderate income housing.” Vote 4-1 (McGrew against)

The following issues were deferred to the next meeting:

Table 3.1 - Height of wind turbine, stand alone.

All items on pages 7 and 8

5. Town Plan

A draft of an RFQ to be distributed to consultants for assistance with the preparation of a town plan was discussed. Changes were made to the draft and the Planning Coordinator was asked to send out the revised version as soon as possible.

6. Minutes - The minutes of 7-12-07 will be reviewed at the next meeting.

The next meeting is scheduled for:

Thursday, August 9 - 6:30 p.m. (regular meeting)

7. *Adjournment* - 9:40 p.m.

Phil Dechert

APPROVED 8-23-07