

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, January 24, 2008

Tracy Hall - Meeting Room

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

Members Absent: Adele Fulton

Staff: Phil Dechert

Public: John Lawe, David Hubbard

The Chair called the meeting to order at 7:41 p.m.

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

2. Comments from the Public - None

3. Announcements & Correspondence –

A draft town plan from Strafford has been received.

4. Review of 1-23-08 Zoning Draft

Tables 2.1 – 2.5 PUD & Multi-unit dwellings

Stucker moved to replace Option I with Option III (See November 7 & 13 Memo). The motion was seconded by Gray and passed 5 for, 1 abstention (Hybels)

Table 2.9 Ridgeline Protection Overlay District

After review and discussion of changes to Section (G) to make it less subjective, Stucker moved to accept those changes, remove “undue adverse impact” from Section 4, and change “may be submitted and approved” to “may be required” in Section 3. The motion was seconded by Gray and passed 6-0.

D. Johnson moved to include the Interstate as a “public road.” The motion was seconded by McGrew and passed 4-2 (Gray & J. Johnson against).

Discussion of new Section 5.08 - Ridgeline Protection Review – was deferred to the next meeting.

Section 3.13 Natural & Scenic Features [formerly Fragile Features]

3.13(B) Removal of features:

Forest Resources

Wildlife Habitat and Natural Areas

Historic & Cultural Resources

Dechert explained that review of these features had been removed due to lack of specific inventory and mapping. Review of these features for a single or two-family home would be too subjective. These features will be reviewed under Site Plan review for larger projects.

The commission would like non-regulatory guidelines for applicants. Dechert will draft these for the next meeting.

Discussion will resume at Section 4.08.

Section 5.07(C) Administrative Review – waiver provision – Dechert was asked to draft a 15 day review provision for the Conservation Commission and the DRB prior to a waiver being issued.

5. Subdivision Regulation Amendments

The joint PC-DRB meeting scheduled for January 31 was postponed to allow the PC to finish work on the zoning draft.

6. Town Plan

A work schedule for drafting the town plan was discussed.

7. Minutes – The minutes for 9-27-07 & 10-11-07 were deferred to the next meeting.

8. Additional Meetings

Additional meetings were scheduled for Tuesday, February 5 and Tuesday, February 19, to work on zoning.

10. Adjournment - 10:20 PM

Phil Dechert

APPROVED 01-31-08

Future Meetings:

- Thursday, January 31 – 7 PM – Zoning
- Tuesday, February 5 – 7 PM – Zoning
- Thursday, February 14 - 7 PM – Regular Meeting
- Tuesday, February 19 – 7 PM – Zoning
- Thursday, February 28 - 7 PM – Regular Meeting