

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, February 28, 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 **Consultant:** Brandy Saxton

The Chair called the meeting to order at 7:08 p.m.

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

2. Comments from the Public – None.

3. Announcements & Correspondence – Proposed zoning amendments have been received from Thetford.

4. Town Plan – Review with Brandy Saxton

Natural and Scenic Resources Draft 2-1-08 – All agreed that the overall tone, writing, and organization were excellent. There were some sections that need to be added or expanded. Dechert will provide additional information to Saxton. There was discussion regarding the first word in each “Action” item used to describe the nature of the recommended act such as: review, require, prohibit, and encourage. Some of these may be too restrictive. This will be addressed during future reviews.

Land Use Draft 2-14-08 - There was a general discussion on layout and organization.

Send any specific comments on either of these drafts directly to Brandy Saxton by March 7 with copies to other members and the Planning Coordinator.

5. Zoning Draft

Selectboard Public Meeting - The Clerk reported that the Selectboard will hold a public meeting for the purpose of receiving comments on the Zoning Draft on Wednesday, March 12 at 5 PM in Tracy Hall.

Legal Review of Zoning Regulations – After a discussion of the need for additional review of the proposed zoning for compliance with the state statutes, Stucker moved to request the Clerk to send a memo to the Selectboard stating that there has not been a comprehensive review of the proposed zoning regulations by outside legal counsel and that the Selectboard should decide if this should be done. The motion was seconded by Daniel Johnson and passed 5-1 (McGrew against).

6. Acting Zoning Administrator

At the request of the Town Manger, the Zoning Administrator submitted a proposal for an Acting Zoning Administrator to be appointed to act as zoning administrator when the zoning administrator is not available for five or more days or if the zoning administrator has a conflict of interest with an applicant or landowner.

Stucker moved to accept the proposed policy as amended and to nominate the Chair of the Planning Commission, Daniel Johnson, as Acting Zoning Administrator for as long as he is Chair of the Planning Commission. The motion was seconded by Hybels and passed 5-0.

The Clerk will send a revised policy to the members for a final review.

6. Minutes – The Meeting Notes for 2-14-08 were accepted. There was no legal meeting due to a lack of quorum.

7. Adjournment - 9:55 PM.

Phil Dechert

APPROVED 3-13-08

Future Meetings:

Thursday, March 13 - 7 PM – Regular Meeting

Thursday, Marc 27 - 7 PM – Regular Meeting