

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, June 19, 2008
Tracy Hall - Meeting Room

JOINT MEETING WITH DRB

PC Members Present: Daniel Johnson, Brooke Adler, Ralph Hybels, Jeff Goodrich, Tom Gray

DRB Members present: John Lawe, Stanley Teeter, Arline Rotman

Staff: Phil Dechert

Dan Johnson called the meeting to order at 7:05 p.m.

1. Revision of Subdivision Regulations

The discussion was based on:

- Norwich Subdivision Regulations –Proposed Revisions 10-10-07
- Notes for 10-10-07 Draft of Norwich Subdivision Proposed Revisions

It was noted that the DRB had identified the issues that needed changes, but that the proposed changes had generally been drafted by Dechert.

These minutes primarily address changes not reflected in the proposed revisions.

It was agreed to change “Boundary Line Adjustment” to “Annexation” since the former implies a very minor change when, in fact, there could be a large parcel being annexed to another parcel. Annexation (also known as Boundary Line Adjustment)

2.7(F) will be moved to 2.9

3.2(B)(4)

Lawe explained “density creep” as when a parcel is assigned a maximum density but only a few of the potential lots are created. Then, when the maximum densities of the individual new parcels are re-calculated, there will be an increase in the total parcels. This can happen if a large portion of the physical features in Table 3.1 are included in one parcel. The other parcels will pick up additional lots. The proposal is for the original density determination to carry forward to future subdivisions and, where there is additional density available; those lots assigned the potential to be further subdivided will be noted in the Notice of Decision and the recorded plat

Dechert will provide some scenarios for the Planning Commission showing examples of “density creep”.

It was agreed that Minor and Major subdivision could combined and that Intermediate Hearings could be required by the DRB for any application or could be requested by the applicant. A simple waiver provision for Intermediate Hearings will be included in 2.4.

Slopes:

It appears that there are three types of slope issues:

- Roads across slopes
- House sites on slopes

- Using slope data for density calculations

A major concern with development on steeper slopes is erosion and sedimentation control for which there are many engineering solutions.

The Planning Commission will consider:

Roads – In order to keep the grade of a driveway below 12% for emergency access, the option of crossing steeper slopes should be available provided engineered slope stabilization and erosion and sedimentation control is utilized.

Houses - Construction of houses on a steep slope allows for walk-out basements, an accepted technique for creating an energy efficient living space, and preserving level areas for farming.

Density – Using slope data for density calculations may be good policy to encourage the use of a PUD rather than a subdivision.

Gray suggested the PC should, as a group, drive around and look at some existing development, good and bad.

9. Adjournment – 9:30 PM

Phil Dechert