

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, September 11, 2008

Tracy Hall - Meeting Room

**Members Present:** Daniel Johnson, Tom Gray, Richard Stucker, Brooke Adler, Jaye Pershing Johnson, Ralph Hybels

**Members Absent:** Jeff Goodrich

**Clerk:** Phil Dechert

**Others:**

Daniel Johnson, Chair, called the meeting to order at 7:10 p.m.

**1. Approve Agenda** – Agenda was approved by **unanimous consent**.

**2. Comments from the Public** – None.

**3. Announcements & Correspondence** –

Dechert distributed information on a recent VT Supreme Court Case – JAM Golf LLC. The case reinforces the need to specifically define resources to be protected in zoning and subdivision regulations.

Hybels reported on the recent visioning session at the Selectboard meeting. The focus appeared to be on capital planning.

**4. Town Plan**

Historic Resources – Comments from Nancy Osgood were received.

Transportation – Jeff Goodrich has scheduled four meetings with regional transportation planners and the Chair of the Norwich Transportation Committee.

Land Use – Dechert presented expanded outline of land use issues based on priorities from 8-14-08 meeting. The members approved the outline and requested Dechert to continue working on the issues.

**5. Inclusionary Zoning**

Review continued on the 9-9-08 draft that incorporated changes from 8-14-08.

The “Construction schedule for inclusionary units” will be revised based on the Cape Cod model or another model that works. Revisions will be made to the “In Lieu of Fees” section. The review stopped at (C) (3).

**6. Minutes**

8-14-08 – Approved without changes.

8-20-08 – Approved without changes.

**4. Adjournment** – 10:05 PM

Phil Dechert

*Approved 9/25/08*

**Future Meetings:**

Thursday, September 25 at 7 PM