

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, February 12, 2009

Tracy Hall - Meeting Room

Members Present: Daniel Johnson, Richard Stucker, Brooke Adler, Ralph Hybels, Jeff Goodrich

Members Absent: Tom Gray, Jaye Pershing Johnson

Clerk: Phil Dechert **Others:**

Daniel Johnson, Chair, called the meeting to order at 7:16 p.m.

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

2. Comments from the Public – None

3. Announcements & Correspondence – None

4. Minutes – January 22, 2009 minutes approved by **unanimous consent** as read.

5. Zoning –

A request by the Norwich Full Gospel Voice Church and the Zoning Administrator to add Adaptive Re-use as a Conditional Use in the Primary Protection Area of the Aquifer Protection Overlay District (Table 2.06(B)(2)) was considered.

The Primary Protection Area of the Aquifer Protection Overlay District includes four buildings: the Norwich Water Department Pump House, two houses, and the Norwich Full Gospel Voice Church. The Norwich Full Gospel Voice Church's existing structure would be suitable for a residential or commercial use that will not adversely impact the Norwich Fire District water supply. The property is surrounded by a gravel pit, the Water District water supply land, and, across Route 5, the railroad and the river. The closest residence is 1300 feet.

The hearing for the proposed change in VR I District Boundary on Koch Road scheduled for February 26, 2009 will be re-warned for March 26, 2009 along with the proposed change to the Aquifer Protection Overlay District.

Adler moved that the public hearing to consider the change in the VR I District Boundary moving Lots 20-165 and 20-166 from the RR District to the VRI District and add Adaptive Re-use as a Conditional Use in the Primary Protection Area of the Aquifer Protection Overlay District be warned for March 26th at 7:30 PM. The motion was seconded by Stucker and passed 4-0-1. (Goodrich abstained)

6. Town Plan – Review of draft Chapters

Chapter 10 – Natural and Historic Resources (10-22-08)

Suggested changes submitted by the Norwich Conservation Commission (NCC) and by the Planning Coordinator were approved for the next draft. The Planning Coordinator will check on some specific question regarding surface water quality, farm inventory, and bird species. A new draft will be ready for the next meeting.

The Land Use and Transportation Chapters will be discussed at the next meeting.

7. Old Business

“Town Eating Day” – Saturday, February 28, 2009 11 AM

Adler, Stucker, and Hybels indicated they may be able to participate. Stucker volunteered

Gray to also participate.

Dechert will prepare hand-outs and visual aids for a presentation based on the functions of the Commission and a specific discussion topic based on the draft town plan.

Adjournment – 9:25 PM

Phil Dechert

Approved 2/26/09

Future Meetings:

Thursday, February 26 at 7 PM – Regular Meeting

Saturday, February 28 – 11 AM - Town Eating Day

Thursday, March 12 at 7 PM – Regular Meeting

Thursday, March 26 at 7 PM– Regular Meeting & Hearing on Zoning Amendments