

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, March 26, 2009

Tracy Hall - Meeting Room

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

Members Absent: Richard Stucker

Clerk: Phil Dechert

Others: Jack Candon, David Goodrich, Brion McMullen

Daniel Johnson, Chair, called the meeting to order at 7:15 p.m.

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

2. Comments from the Public – None

3. Announcements & Correspondence –

A flyer for a “Summer Retreat” for planning commissioners on June 5th & 6th was re-distributed. Dechert requested feed-back from members for VLS regarding reasons for not attending.

Act 250 Application for Omnipoint Communications, Inc. to add antennas to an existing Telecommunications facility at 201 Upper Loveland Road. A copy of the application is available to inspect in the Planning Office.

There is an open position as the Norwich representative to the Upper Valley Rivers Subcommittee of the Connecticut River Joint Commissions. The Selectboard will post the opening.

4. Public hearing: Zoning Amendments

Proposed Amendments to Norwich Zoning Regulations as follows:

- A. District Boundary change from Rural Residential to Village Residential I east of Koch Road on Hast Charm Way, affecting Lots 20-165 and 20-166; and,
- B. Add Adaptive Re-Use as a Conditional Use in the Primary Protection Area of the Aquifer Protection Overlay District.

Geographic area affected:

- A. Lots 20-165 and 20-166 on Hast Charm Way
- B. All land within the Primary Protection Area of the Aquifer Protection Overlay District

Articles in the Norwich Zoning Regulations to be amended:

- A. Article II. Zoning Districts - Table 2.6
- B. Zoning Maps and Overlays

Discussion of Amendment B:

Jeff Goodrich recused and left the table.

The Norwich Fire District, owner of the Norwich Water Department and represented by Brion McMullen, expressed concern that the abandoned mobile home may be re-activated with a wastewater system. David Goodrich, representing the landowner, Norwich Full Gospel Voice

Church, stated that the mobile home was abandoned and there was no septic system. The Commission agreed to add wording to the amendment limiting an adaptive re-use of a lot to one wastewater system.

Discussion of Amendment A:

There was no public comment. Dechert reported that he had discussed the change with the owner of the smaller lot (20-166), and that he was not aware of any objections.

The Public Hearing was closed.

Adler moved to approve Amendment A and submit it to the Selectboard. The motion was seconded by J. Johnson and passed 6-0.

Adler moved to approve Amendment B as modified and submit it to the Selectboard. The motion was seconded by J. Johnson and passed 5-0 (Goodrich recused).

5. Minutes – March 12, 2009 minutes approved by **unanimous consent**.

6. Inclusionary Zoning -

A one page summary of the Inclusionary Zoning Draft was revised and approved to be included with the draft. Minor changes had been made to the draft based on comments from members. The Commission will hold a public workshop at the April 23rd meeting to discuss the Inclusionary Zoning Draft with the public.

7. Town Plan – Major Goals –

The discussion continued on the overall goals of the town plan including “smart growth,” carbon footprint, sustainability, and the town’s role in the region. There is a strong connection between policies related to land use, transportation, energy, and quality of life that may need to be the subject of an independent chapter connecting the major goals.

An approach was suggested to answer “Who we are:” including:

- Community Values
- Rural Character
- Growth
- Conserve-Preserve Environment
- Participation in the larger community
- Civic responsibility to region
- Recognize tensions between conflicting goals

“What we want:”

- Affordable Housing
- Conservation

Discussion will continue at the next meeting including receiving additional input from residents.

The Transportation section will be discussed at the next meeting.

7. Other business -

Dechert presented a draft map of ridgeline areas visible from town highways based on GIS analysis.

A public forum to discuss maintenance and improvements to the town facilities and infrastructure will be held on May 6th at 7 PM in Tracy Hall.

Both the Ridgeline GIS project and the GIS Inventory of town facilities, infrastructure, and real estate are being done by TRORC under a Municipal Planning Grant.

Adjournment – 9:50 PM

Phil Dechert

Approved 4/9/09

Future Meetings:

Thursday, April 9 at 7 PM – Regular Meeting

Thursday, April 23 at 7 PM – Regular Meeting (Inclusionary Zoning Forum)

Thursday, May 14 at 7 PM – Regular Meeting

Thursday, May 28 at 7 PM – Regular Meeting