

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, January 26, 2012, Tracy Hall

**This set of minutes has not been reviewed or approved by the Planning Commission**

**Regular Meeting**

**Members Present:** Brooke Adler, Daniel Johnson, Jeff Goodrich, Richard Stucker, Anne Silberfarb

**Members Absent:** Tom Gray, Ralph Hybels

**Clerk:** Phil Dechert **Others:** Craig Layne

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

1. **Agenda** – Approved
2. **Comments from the Public** – None
3. **Minutes** – 1-12-12 – Approved without changes.
4. **Announcements & Reports** –  
The Clerk reported that the new Norwich Town Plan, adopted December 14, 2012, is posted on the web site, mailed and emailed to TRORC and the state. TRORC Board will vote on confirming the Norwich planning process based on an approved town plan at their meeting February 29, 2012.
5. **Subdivision Regulation Revisions**
  - a. **Norwich Conservation Commission Comments** - Craig Layne, representing the Norwich Conservation Commission, appeared to discuss his questions and those of other NCC members regarding Section 3.3 of the 1/13/12 version of the draft subdivision regulations. Many of the changes were discussed along with the need for additional inventory and mapping of wildlife habitats and other sensitive areas. This NCC project is already in progress. Additional criteria should be considered for determining the significance of natural areas including the presence of clusters of wetlands and vernal pools that may not be connected but are in the same area, critical cover types, and a more detailed study of species in specific habitat areas.
  - b. **Wetlands** – The planner presented a proposal to base subdivision wetlands review on state and federal determination of location, class, and required buffers of specific wetlands in areas adjacent to proposed subdivision review. Compliance with state and federal wetland regulations, as evidenced by an approved state or federal wetlands permit or letter of compliance, would indicate compliance with town wetlands criteria.
  - c. **Steep Slopes** - Layne agreed with the members that there may be situations where development on steeper slopes may be preferable to disturbing habitat area or farm land if the development is designed to maintain the stability of the ground and prevent erosion and storm water damage. Several options based on research of criteria from New Hampshire and Pennsylvania were discussed. Factors include the gradient of the slope, the size of the area to be disturbed, the use of

waivers, and that erosion and sedimentation plans be designed by qualified licensed professionals. Dechert will prepare a new draft of criteria for development on steep slopes for the next meeting.

**6. Affordable Housing Subcommittee –**

The revised mission statement/Rules of Procedure were approved. Johnson recommended asking Kathleen Shepherd, Paul Manganiello, and Creigh Moffatt to serve on the subcommittee. The members concurred.

Meeting adjourned at 9:05 PM.

Phil Dechert, Clerk

APPROVED 2-09-13

**Future Meetings:** Thursday, February 9 at 7 PM  
Thursday, February 23 at 7 PM

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