

NORWICH PLANNING COMMISSION
Meeting Minutes

Thursday, July 12, 2012, Tracy Hall

Regular Meeting

Members Present: Ralph Hybels, Richard Stucker, Jeff Goodrich, Tom Gray, Anne Silberfarb, Susan Brink

Members Absent: Daniel Johnson

Clerk: Phil Dechert **Others:**

Tom Gray, Vice-Chair, called the meeting to order at 7:20PM.

The Commission welcomed Susan Brink, a new planning commissioner appointed by the Selectboard the previous evening.

1. **Agenda** – Approved
2. **Comments from the Public** – None
3. **Minutes** – 6-14-12 – Approved without changes.
4. **Announcements & Reports & Correspondence**
Capital Facilities Planning & Budgeting Committee - Gray reported on the “balloon test” at 6:30 AM that morning for determining visual impact of the proposed communications tower. He also briefly explained a preliminary request from VTel to use the tower for their broadband network announced at the Selectboard meeting the previous evening. The town will continue to take steps necessary to proceed to a bond vote while reviewing the VTel proposal and other funding options for the tower.
5. **Subdivision Regulation Revisions** –
 - a. Storm Water Management and Erosion Control 3.5 –A revised draft incorporating changes discussed at the last meeting was reviewed. Although there were still a few questions regarding specific requirements for slopes over 20% or 25%, it was agreed to amend the draft to require a plan for development on slopes over 25%.
 - b. Public Workshop – A public workshop for review of the amended subdivision regulations will be on August 23 at 7 PM.
6. **Work Plan Priorities** – The following work plan priorities were established:
 - a. Adoption of Subdivision Regulation Amendments
 - b. Create a river/stream corridor zoning amendment based the existing Blood Brook Fluvial Erosion Hazard mapping created several years ago.
 - c. Route 5 South and River Road Higher Density Mixed-Use Planning Project
 - d. Explore affordable housing needs and programs – Affordable Housing Subcommittee project
 - e. Technical corrections to zoning regulations – may be combined with b.
 - i. Dechert will distribute a list of proposed changes
7. **Affordable Housing**
 - a. Goodrich and Hybels will check with the other members of Affordable Housing Subcommittee to determine if and when to set up a meeting with representatives of Upper Valley affordable housing organizations

7. Meeting Adjourned at 9:05 PM.

Phil Dechert, Clerk

APPROVED 7/26/12

Future Meetings: Thursday, July 26, at 7 PM
Thursday, August 9 at 7 PM

To receive email notices of Planning Commission meetings and hearings, agendas, minutes and other notices, send an email to planner@norwich.vt.us asking to be placed on the Planning Commission Email List.

*All Planning Commission agendas and minutes may be found at:
<http://norwich.vt.us/planning-commission/>*