

NORWICH PLANNING COMMISSION  
Meeting Minutes

Thursday, October 11, 2012, Tracy Hall

**7:05 PM - Regular Meeting**

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

**Members Absent:** Daniel Johnson

**Clerk:** Phil Dechert **Others:** Watt Alexander

Tom Gray, Chair, called the meeting to order at 7:05 PM.

1. **Comments from the Public** - Watt Alexander discussed the Planning Commission's role in Section 248a Permit Process. He also has expressed concern with regulatory precedence. PC discussed its role as a party to the tower proceedings.
2. **Minutes** – 9-27-12 – approved without changes.
3. **Announcements & Reports & Correspondence**
  - a. Dechert reported the status of the Selectboard Strategic Planning Initiative which includes issues related to land use.
4. **Subdivision Regulation Revisions** – A review of comments from the September 27 Public meeting on amendments to the subdivision regulations included:
  - a. PC reviewed different definitions of “subdivision” in the draft Subdivision Regulations in Article 1 and Article 5 and approved an amended version to be used in both sections.
  - b. The lack of a system for determining maximum PUD density for previously subdivided lots was reviewed. The Clerk will draft an amendment to address this issue for discussion at the next meeting.
  - c. Determination of slope grades in the definition of “slope” will base the horizontal distance on the area to be disturbed.
5. Meeting Adjourned at 8:40 PM.

Phil Dechert, Clerk

*APPROVED 10/25/12*

**Future Meetings:** Thursday, November 8, 2012 at 7 PM – Regular Meeting  
Thursday, November 22, 2012 at 7 PM – No Meeting - Thanksgiving

*To receive email notices of Planning Commission meetings and hearings, agendas, minutes and other notices, send an email to [planner@norwich.vt.us](mailto: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/>*