

NORWICH PLANNING COMMISSION
Meeting Minutes
Thursday, December 13, 2012, Tracy Hall

Regular Meeting

Members Present: Ralph Hybels, Richard Stucker, Daniel Johnson, Anne Silberfarb, Jeff Goodrich

Members Absent: Tom Gray, Susan Brink

Clerk: Phil Dechert **Others:** Ames Byrd

Richard Stucker, Vice-Chair, called the meeting to order at 7:55 PM.

1. Comments from the Public –

- a. Ames Byrd requested the Commission to include a 1500' set back for cell towers from Residences in the zoning regulations. A copy of a Hempstead, NY zoning ordinance containing this setback had been sent to the Clerk and Chair. It will be sent to the members and the Clerk will also add this request to list of proposed zoning changes to be addressed in the spring.

2. Minutes – 11-29-12 – approved without changes.

3. Announcements & Reports & Correspondence -

- a. Letter was received from TRORC regarding recommended updates to zoning and town plan to improve water quality and decrease risk of damage from floods or fluvial erosion. Most of the recommendations are already being addressed. Clerk will respond to letter.

4. Subdivision Regulation Revisions -

- a. The review of a system for determining maximum PUD density for a previously subdivided lot was continued with an updated narrative and a calculation sheet. Dechert had continued to test the formula, refine the calculation sheet, and created an excel spreadsheet with examples.
- b. Dechert will prepare a draft of the amended subdivision regulations for approval and submission to the Selectboard for adoption. It will include simplified version of Section 3.2(7) PUD density issue.

5. Meeting Adjourned at 8:45 PM.

Phil Dechert, Clerk

APPROVED 1/10/13

Future Meetings: Thursday, December 27, 2012 at 7 PM – Regular Meeting – Cancelled
Thursday, January 10, 2012 at 7 PM – Regular Meeting

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