

NORWICH PLANNING COMMISSION
Public Hearing Notes

Special Public Hearing - Thursday, December 13, 2012, Tracy Hall to receive public comment on proposed Amendments to the Norwich Subdivision Regulations.

Members Present: Ralph Hybels, Richard Stucker, Daniel Johnson, Anne Silberfarb, Jeff Goodrich **Members Absent:** Tom Gray, Susan Brink **Clerk:** Phil Dechert

Others: Stan Teeter, John Lawe, Ernie Ciccotelli, Ames Byrd

Richard Stucker, Vice-Chair, opened the public hearing at 7:05 PM.

Phil Dechert, Director of Planning and Zoning, explained that the proposed amendments include changes in the application review process reflecting the actual practices the Development Review Board (DRB) have adopted over 8 years of hearing applications. Additional changes are based on state statute changes. Review criteria in Article 3 have been modified to eliminate conflicting standards, conflicts with the zoning regulations, and to better coordinate with state review. A summary of all the changes has been made available with the proposed amendments.

The Planning Commission prepared these amendments in consultation with the DRB, the Conservation Commission, and several state agencies. At a public workshop on September 27, 2012, several changes were suggested which have been incorporated in this draft. After tonight's public hearing, if there are no additional major changes, the Commission may approve a draft and send it to the Selectboard for adoption. The Selectboard will hold one or more public hearings and then vote to adopt a final draft to become effective in 21 days unless there is a petition for a town meeting vote submitted within 20 days.

The proposed amendments will take effect for up to 150 days when a warning for a public hearing is published by the Selectboard. If not adopted or voted down within 150 days, the current regulations will be back in force.

John Lawe, Chair of the DRB, commented that all of the many suggestions and concerns submitted by the DRB had been addressed in the proposed amendments. Ernie Ciccotelli, a member of the DRB, expressed concern that with the prohibition of all development on slopes greater than 25% having been removed, inappropriate development will occur on higher land. The consensus of the Commission members was that there were many other criteria in place directing development to suitable areas. Stan Teeter, also a member of the DRB, approved of the changes but asked the Commission to eliminate regulations that would restrict access to solar energy. This request will be added to the list of issues to be considered in the review of the zoning regulations in the coming year.

The hearing was closed at 7:54 PM.

Phil Dechert

APPROVED 1/10/13