

NORWICH PLANNING COMMISSION  
Meeting Minutes

Thursday, March 13, 2014, Tracy Hall

**Regular Meeting**

**Members Present:** Gray, Stucker, LaRowe Goodrich, Flynn

**Members Absent:** Brink, Johnson

**Clerk:** Phil Dechert **Others:**

Tom Gray, Chair called the meeting to order at 7:06 PM.

1. **Agenda** – Approved
2. **Minutes** – 2-27-14 –approved without changes
3. **Announcements & Reports, Correspondence & Updates:**
  - a. TRORC – Goodrich will send drafts of TRORC Regional Plan when ready for commission review
  - b. Strategic Plan Update – Selectboard continuing to work with Energy Committee
4. **Zoning Regulation Amendments**
  - a. Table 2.8 – River/Stream Corridor Management – Flynn submitted comments on the 1-7-13 draft which were discussed by the commission. Changes in the Woodland Protection Area included eliminating specific references to the retention and replacement of trees and instead focus on mitigation of soil erosion and water quality issues related to run-off from new development. The setbacks from the Connecticut River may be greater than needed for areas with more gradual slopes. The setback areas along streams without designated fluvial erosion hazard areas based on Stream Geomorphic Assessments should be re-visited. Dechert will check options with DEC River Management. The concept of allowing development within the setbacks based on Conditional Use Review rather than waiver review was proposed.

Dechert will incorporate changes and options into a new draft for a future meeting.
  - b. Article II - Table of Permitted & Conditional Uses by District – A new draft table indexing all permitted, conditional, and exempt uses by zoning district and type of required review was distributed. The initial reaction of members was positive and the details will be discussed in a future meeting.
5. Adjournment 9:08 PM

Phil Dechert, Clerk

*APPROVED 4/27/14*

**Future Meetings:** Thursday, March 27, 2014 – 7 PM Regular Meeting

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