

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, November 10, 2011, Tracy Hall

**Regular Meeting**

**Members Present:** Daniel Johnson, Ralph Hybels, Tom Gray, Jeff Goodrich, Richard Stucker

**Members Absent:** Brooke Adler, Anne Silberfarb

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

Daniel Johnson, Chair, called the meeting to order at 7:10 PM.

1. **Agenda** – Approved
2. **Comments from the Public** – None
3. **Minutes** – 10-27-11 – Approved with one minor change.
4. **Announcements & Reports** -  
The next meeting of **The Municipal Network**, a gathering of elected and appointed officials from the Upper Valley is scheduled for 5:30 PM on November 17 at the Hotel Coolidge. Jeff Goodrich, Daniel Johnson, and Tom Gray are planning to attend.
5. **Schedule** - The Planning Commission will not meet on November 24, but will meet on December 8 & 22.
6. **Affordable Housing** – The Affordable Housing Subcommittee will consist of five or seven members, including two from the Planning Commission, and others knowledgeable in affordable housing issues. Members are appointed by the Chair of the Planning Commission. Jeff Goodrich and Ralph Hybels were appointed to the two Planning Commission positions. Former members of the Affordable Housing Committee will be contacted to see if they are interested. The Commission drafted a “charge” for the subcommittee that will be reviewed at the next meeting.
7. **Subdivision Regulation Revisions**
  - a. **DRB Review** - An October 27, 2011 version of Revised Subdivision Regulations was delivered to the DRB members on November 3 and will be discussed at their November 17 meeting.
  - b. **Wetlands** – Dechert and Goodrich explained the state and federal wetland rules and review/permitting process to the Commission. The town does not have the expertise to conduct a local review and should defer to the state and federal review. The Planning Office will alert the landowner of the need for state/federal review and facilitate the process. Dechert will draft changes to the subdivision regulation draft reflecting this process to be reviewed at the next meeting.
  - c. **Slopes** – The commission explored review criteria options for evaluating development on steeper slopes and thresholds for requiring more detailed analysis and plans for erosion and sedimentation control. In addition to grades, other factors to be considered include watershed, size of area to be disturbed, soil conditions and vegetation. Dechert will review some additional regulations from other jurisdictions and draft some options to be considered.

Meeting adjourned at 9:20 PM.

Phil Dechert, Clerk

APPROVED 12-22-11

**Future Meetings:**    Thursday, December 8 at 7 PM  
                                 Thursday, December 22 at 7 PM

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