

NORWICH PLANNING COMMISSION  
**Meeting Minutes**  
Thursday, February 9, 2012, Tracy Hall

**Regular Meeting**

**Members Present:** Brooke Adler, Jeff Goodrich, Richard Stucker, Anne Silberfarb Tom Gray, Ralph Hybels

**Members Absent:** Daniel Johnson

**Clerk:** Phil Dechert   **Others:**

Tom Gray, Vice-Chair, called the meeting to order at 7:10 PM.

1. **Agenda** – Approved
2. **Comments from the Public** – None
3. **Minutes** – 1-26-12 – Approved without changes.
  
4. **Announcements & Reports** –  
The Clerk reported that the Norwich Village Center Designation renewal application has been approved by the Selectboard and will be submitted to the Vermont Downtown Board. The TRORC Board will vote on confirming the Norwich planning process based on an approved town plan at its meeting February 29, 2012, and the confirmation letter will be submitted with the application as required.
  
5. **Subdivision Regulation Revisions**
  - a. **Norwich Conservation Commission Comments** – Steve Gaughan, the new Chair of the Norwich Conservation Commission (NCC) met with Dechert on February 3 regarding the proposed changes to the subdivision regulations. He requested that the NCC be notified if any waivers were to be considered by the DRB for an application. He also questioned the definition of farm land, particularly the importance of accessibility and size. He also suggested taking out the word “open” before land.
  - b. **Wetlands** – The planner presented draft changes as discussed at the last meeting basing review of wetlands on compliance with state and federal regulations as determined by state and federal officials. Goodrich recommended that this policy also apply to surface waters and floodplains. Goodrich also stated that all streams were considered wetlands and state buffers would apply. Dechert will research this with the state officials.
  - c. **Steep Slopes** – Dechert presented a chart and list of application requirements based on the discussion at the last meeting. A few changes were discussed and a definition of “disturbed areas” should be included addressing wastewater installation and clearing slopes for a view.
  
6. **Affordable Housing Subcommittee** – The first meeting of the subcommittee will be at the beginning of the next Planning Commission meeting on February 23. Kathleen Shepherd, Paul Manganiello, and Creigh Moffatt will be invited.
  
7. **Route 5 South/River Road Planning Area Project**

Wastewater suitability maps based on soils were reviewed and discussed.

Meeting adjourned at 9:10 PM.

Phil Dechert, Clerk

*APPROVED 2/9/12*

**Future Meetings:**    Thursday, February 23 at 7 PM  
                                 Thursday, March 8 at 7 PM

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