

NORWICH PLANNING COMMISSION

Meeting Minutes

Wednesday, June 1, 2005

Tracy Hall - Conference Room

Regular meeting called to order by the Chair at 6:37 p.m.

Members Present: Daniel Johnson (Chair), Adele Fulton, Douglas Hoffman, Lynn McGrew, Jeffrey Mathias, Stuart Richards, Ralph Hybels (arriving 6:41), Jaye Pershing Johnson (arriving 6:43)

Absent: Alison McRee

Staff: Phil Dechert

Others: Frank Manasek, Peter Fellows (TRORC) (9:00)

1. Approve Agenda

Action: Approved by unanimous consent with the understanding that item 7 (Mixed Use) would be moved to the end of the agenda or until the arrival of Peter Fellows.

2. Comments from the Public - none

3. Announcements & Correspondence

D. Johnson mentioned a VLCT workshop on June 9 involving the topic of who does what as pertaining to zoning procedures and asked who might attend. S. Richards and P. Dechert indicated they would try to attend.

P. Dechert announced that the Act 250 application for the Dresden field project had arrived.

D. Hoffman indicated the town of Hartford was seeking input on revision to their town plan.

[Arrival of R. Hybels at 6:41 and J.P. Johnson at 6:43]

Action: The Chair delegated D. Hoffman to contact and deal with the appropriate people from the town of Hartford concerning their town plan.

4. Zoning Regulation Revisions

The Commission continued review of the 4/05 revision notes to the proposed zoning regulations.

Action: J. Mathias moved that the Commission adopt the language proposed by Chris Katucki regarding Section 3.9(B) Performance Standards, Noise. L. McGrew second. Discussion followed regarding decibel levels and sense of the drafting. A. Fulton moved to strike the last underlined section of the proposed comment. J. Mathias accepted the amendment and L. McGrew concurred. The Commission voted unanimously to adopt the language as amended, none opposed.

Comments of Ed Childs regarding fragile features were discussed. Discussion followed regarding extent of mapping of wetlands and the ability to define fragile features. The discussion was deferred to a future meeting.

Comments of Ed Childs regarding service stations were discussed.

Comments of Ed Childs regarding accessory dwelling structures were discussed. There was no recollection as to why the language in question was removed, however there was general agreement with the comment. P. Dechert to follow up.

Comments of Chris Katucki regarding performance bonds were discussed.

Action: Unanimous consent of Commission to adopt the language with appropriate changes. P. Dechert to check whether Selectboard, DRB or Town Manager the appropriate approving party.

Comments of Chris Katucki regarding snow removal were considered.

Action: J. Mathias moved to adopt language as proposed. D. Hoffman second. Discussion followed regarding the restrictiveness and necessity of addition. A vote was taken, 3 in favor, 5 opposed.

Action: D. Hoffman moved to adopt the language as amended, as follows: “The proposed operation shall not cause any harm to public health and safety or neighboring properties...” A. Fulton second. A vote was taken, 7 in favor, S. Richards abstained.

R. Hybels updated the Commission on windmill heights (Table 3.1, § 3.5). A maximum of 150-foot structure should be reasonable height to get above turbulence of trees and structure and improve the longevity of devices.

5. Follow-up of meeting with Selectboard

D. Johnson to speak with Town Manager regarding Planning Commission representation on long range planning committee.

6. Review May Punch list

#1 – Subcommittee on open space/fragile features to meet with DRB and NCC. J. Mathias and D. Hoffman from Planning Commission to initiate and to check on Town representative. D. Hoffman to contact other subcommittee members and get first meeting dates.

#2. – There was general agreement among Commission members that a case study review is not currently needed, given the distribution of the DRB decisions. There is a preference for additional joint meetings.

#3 – July 1 goal of list of regulatory issues.

7. Survey

The Commission reviewed the latest drafts. The following issues were identified: length of survey, survey fatigue, response rates, question framing and the addition of maps. The Commission generally agreed that the survey should be as long as it needs to be to be useful. The Commission began consideration of the long form of the survey, question by question.

Action: It was agreed to eliminate heading titles.

#1 Number of years in Norwich.

Action: S. Richards moved to approve. L. McGrew second. Discussion followed regarding simple number or checkbox. R. Hybels offered friendly amendment of number only. Commission voted unanimously to accept as amended.

#2

Action: S. Richards moved to approve. Hybels second. Commission voted unanimously to accept.

#3

Action: S. Richards moved to approve. L. McGrew second. It was agreed to add color neighborhood map with corresponding letters. R. Hybels volunteered to provide the color printing of the map(s) for the survey. Commission voted unanimously to accept.

#4

Action: R. Hybels moved to substitute a line response rather than boxes Second ?? Motion failed 4-4. For - A. Fulton, R. Hybels, J. Johnson, D. Johnson, Against, L. McGrew, S. Richards, J. Mathias, D. Hoffman.

Action: S. Richards moved to approve as reworded. L. McGrew second. (“What would you like to see happen to the population of Norwich?”) Commission voted to accept, 6 in favor, 2 opposed.

8. Mixed Use Project

Peter Fellows arrived at approximately 8:55 and began his presentation at 9:00. The draft had only been recently distributed so the Commission agreed to review and return comments to Pete by Friday, 6/3 or Monday, 6/6. P. Fellows noted that he still needs to do descriptions of model site plans, photos, section headings, appendices and additional edits and P. Dechert is to add background. P. Dechert to receive by June 7 and it is to be in Montpelier by June 14. P. Fellows asked the Commission to focus on the Tools, Conclusion and highlighted sections.

9. Old Business

Discussion regarding schedule change.

Action: The Commission agreed to change the meetings to the second and third Thursdays of each month, starting July 14, 2005. P. Dechert is to check room availability and confirm at the next meeting.

10. New Business

The Board discussed the desirability of inviting representatives of the School Board and the Finance Committee for information regarding town and school tax rates as they may relate to development and population growth and decline. J.P. Johnson is to invite Linda Gray from the School Board and Irv Thomae from the Finance Committee.

J. Mathias handed out a map of Norwich with traffic count information for purposes of discussing long-term road maintenance and capital needs, growth, carrying capacity and infrastructure planning. Discussion followed regarding the timing of this issue. The Commission did not wish to address this issue.

11. Minutes – 5/18/05

Action: S. Richards moved to accept as amended. D. Johnson second. Commission voted to accept, 6 in favor, A. Fulton and D. Hoffman abstaining.

J. Mathias proposed a policy on the preparation of minutes, but no action was taken.

12. Future Agenda Items and Schedule

No new agenda items.

13. Comments from the Public

None.

14. Adjournment

Action: A. Fulton moved to adjourn. J.P. Johnson second. Commission voted to adjourn, 5 in favor, 3 opposed. Meeting adjourned at 9:45.

Respectfully submitted,

Jaye Pershing Johnson, acting scribe

Jeffrey D. Mathias, clerk

Approved: June 15, 2005