

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, April 13, 2006

Tracy Hall - Meeting Room

Members Present: Ralph Hybels, Adele Fulton, Tom Gray (leaving at 7:00 and returning at 8:22), Alison McRee (leaving at 9:03), Jeffrey Mathias, Lynn McGrew, Stuart Richards

Members Absent: Daniel Johnson, Jaye Pershing Johnson

Staff: Phil Dechert

Public: Alison May

The meeting was called to order by Vice Chair R. Hybels at 6:40 p.m.

1. Approve Agenda - 6:30 - 6:45

Procedure: There was **unanimous consent** to add items to #4: inclusionary zoning and farmstead cluster 8Bii.

Procedure: Motion by S Richards to approve agenda as amended. Second by J. Mathias. **Passed unanimous.**

2. Comments from the Public - none

3. Announcements & Correspondence -

Richard Stucker and Alison McRee are the new appointments to the PC beginning terms May 1.

Tom Gray has been appointed to finish the term of the position vacated (until May 2007).

J. Mathias, clerk, distributed updated CDs of PC information.

The proposed Private Driveway Regulations from the Selectboard was distributed and the grade was discussed. These proposed Regulations will be added as a future agenda item. P. Dechert will draft some language that could incorporate the proposed regulations into the draft zoning ordinance. He will also contact the Norwich fire and police chiefs, the town manager and Hanover Ambulance for comments on the regulations.

Tom Gray left at 7:00 p.m. for another meeting he had already committed to and not knowing his appointment the evening before would take effect immediately.

4. Zoning Regulation Revisions - 6:45 - 9:15 - Revisions of Draft Zoning -

Section 5.4 - Flood Hazard Review - none

Section 5.5 - Planned Unit Developments -

Action: Motion by S. Richards to amend Section 5.5 (D)(8)b.ii. by adding “no more than nine dwelling units” after “no fewer than three”. Second by J. Mathias. **Motion failed 3-3-0** (For: J. Mathias, L. McGrew, S. Richards; Against: R. Hybels, A. Fulton, A. McRee).

There was discussion of inclusionary zoning, the definition of affordable housing and moderately

affordable housing, and the new state requirements.

Action: R. Hybels volunteered to contact Julie Kelliher, an attorney knowledgeable about rule changes in the State's definition of affordable housing, for more information.

Procedure: The acting Chair called for a break at 8:13.

Procedure: The acting Chair called the meeting back to order at 8:17.

Tom Gray returned to meeting at 8:22 p.m.

Action: Motion by S. Richards to invite Bill Bittinger and representatives from the RPC and Twin Pines to the April 27 meeting. Second by J. Mathias. After discussion about the PC's schedule in upcoming meetings, the motion was withdrawn.

Action: Motion by S. Richards to include in draft the idea of inclusionary zoning in tentative draft language in the draft zoning ordinance. Second by J. Mathias. **Passed 7-0-0.**

Continue review at Section 6.1 (H) - skipped

5. Old Business - Long Range Schedule & Budget

J. Mathias distributed the draft schedule worked out by D. Johnson and himself and presented at the last meeting. There was consensus to form a Town Plan Subcommittee to do some of the work of helping with the town plan but the PC deferred a decision on the specifics of the schedule, and who would do what, until later. J. Mathias volunteered to be on the subcommittee. Others will be asked if they are interested in volunteering at the next meeting.

A. McRee left at 9:03 p.m.

6. New Business - none

7. Minutes - 3/23/06

Action: Motion by S. Richards to approve the 3/23/06 minutes including the corrections submitted by A. Fulton in her 3/28/06 e-mail. Second by R. Hybels. **Passed 4-0-2** (Abstaining: L. McGrew, T. Gray).

8. Future Agenda Items & Schedule

- Town Plan schedule, budget and subcommittee responsibilities
- Survey 2005 analysis by consultant
- Huntley Meadow - use of private funds for town development
- Regulation of development by the Town of Norwich
- Proposed private driveway regulations

Thursday, April 27 - 6:30 PM Regular Meeting - Draft from Doug Kennedy
Thursday, May 11 - 6:30 PM Regular Meeting

9. *Comments from the Public* - none

10. *Adjournment* -

9:30

Procedure: Motion by A. Fulton to adjourn. Second by T. Gray. **Passed 6-0-0.**
Meeting adjourned at 9:30 p.m.

Respectfully Submitted,
Jeffrey D. Mathias, clerk, planning commission

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Approved: May 11, 2006