

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, January 22, 2009

Tracy Hall - Meeting Room

**Members Present:** Daniel Johnson, Tom Gray, Richard Stucker, Jaye Pershing Johnson, Brooke Adler

**Members Absent:** Ralph Hybels, Jeff Goodrich

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

Daniel Johnson, Chair, called the meeting to order at 7:15 p.m.

**1. Approve Agenda** – The Agenda was approved by **unanimous consent**.

**2. Comments from the Public** – None

**3. Announcements & Correspondence** – League of Women Voters meeting January 29. Stucker and D. Johnson will attend.

**4. Minutes** – December 11, 2008 minutes approved by **unanimous consent** as read.

**5. Open Meeting and Public Records Laws -**

Based on some court decisions, email exchanges between members regarding planning commission business may not constitute a meeting for the purposes of the “open meeting” law. The emails are subject to the Public Records law and members were reminded that emails between members relating to town business should be copied to the Clerk to be archived on the town server.

**6. Zoning** – Proposed change in VR I District Boundary on Koch Road.

After reviewing the revised proposal to amend the Village Residential I (VRI) District MAP to include Lot 20-165 (4.4 Acres) and amend the Rural Residential (RR) District MAP to exclude Lot 20-165 (4.4 Acres), the Clerk reported that he had had a brief discussion with the owner of the other parcel accessed by Hast Charm Way (20-166) regarding the inclusion of both parcels in the change. He will meet with them later. The Clerk will include the other parcel in the warning with the understanding that it can be changed after the hearing. Some minor changes were made in the explanation of the change.

Stucker moved that the public hearing to consider the change in the VR I District Boundary moving Lots 20-165 and 20-166 from the RR District to the VRI District be warned for February 26<sup>th</sup> at 7:30 PM. The motion was seconded by Adler and passed 5-0.

**7. Town Plan**

Schedule - A new draft schedule for completing the Town Plan was discussed and approved. Review and editing based on comments from town committees and boards will continue until April. Then Planning Commission meetings will be scheduled on specific topics with participation by the public. Revisions by the consultant will begin in June and continue through the summer. Public workshops will be scheduled in October and November. Additional revisions will be made in January and February of 2010 and public hearings will be scheduled for March and April. An approved draft will be forwarded to the Selectboard in May 2010.

Gray is still working with the Energy Committee.

Adler and Dechert will be meeting with school board members.  
The next meeting will be focused on the Natural Resources and Land Use Chapters.

### **8. Inclusionary Zoning**

Amendments were made to the December 11, 2008 Draft of the IZ Zoning:

(B) (3) Add "Other housing units developed by the same person **on the same or contiguous parcels** ..."

(C) (4) It may be necessary to increase the density bonuses for more units than are required in Section (B) except in the VRII District based on the Table on page 7 of the draft.

(C) (6) Ratio of Owner-Occupied versus Rental Units – Remove this section.

After reviewing a table on page 8 of the draft, it was agreed that all rounding of unit amounts should be based on standard rounding .5 and greater- up; below .5 – down. This will apply to determining bonus units and required inclusionary units.

### **Old Business**

**"Town Eating Day"** – Saturday, February 28, 2009

Several members indicated they may be able to participate.

**Adjournment** – 9:25 PM

Phil Dechert

*Approved 2/12/09*

### **Future Meetings:**

Thursday, February 12 at 7 PM - TP - Natural Resources and Land Use Chapters

Thursday, February 26 at 7 PM - Zoning Hearing at 7:30 PM

Saturday, February 28 – 10 AM? - Town Eating Day