

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

May 19, 2005

Tracy Hall Meeting Room

Members present: Watt Alexander, John Lawe, Stanley Teeter, Nancy Dean, Shep Butler, Chris Katucki, Ernie Ciccotelli

Members not present:

Alternates present:

Alternates not present: Lucy Gibson, Bob Gere, Eric Friets

Staff: Phil Dechert

1. The meeting was called to order by the Chair at 7:06 PM

2. **Minutes:** Drafts for 4/7/05, 4/21/05, 5/5/05 unavailable, but will be ready for 6/2/05.

3. Administrative Issues

- Future Schedule & Agendas

6/2 - 4:30 - Bippart Site visit

7:30 - Hearings for Woods, Drew/Taraska, Bippart/Butler/Johnstone

- DRB Bylaws Rule 209 - Alexander had sent an attendance report to the Selectboard and suggested waiting for a response before continuing discussion.

- Subdivision Hearing Procedure - Alexander suggested the Board should consider a policy of requiring all necessary documents and information for a subdivision application prior to closing the preliminary hearing rather than having the applicant submit documents as a condition for the final hearing application. Preliminary hearings would be continued to receive documents. Major subdivisions would require submission of all state and federal permits prior to closing. Discussion of this policy will continue at a future meeting.

4. Public Hearing

#22BSUB05 - Preliminary Review of Subdivision Application by David Kadoch to divide Lot 10-087 into two lots of 3.13 and 7.24 acres on Turnpike Road and Bobwhite Lane.

Board members participating: Alexander, Lawe, Dean, Teeter, Butler, Ciccotelli, Katucki,

Interested Parties: Applicant: David Kadoch, Laurie Kadoch, Aaron Kadoch, & Rob

Townsend - American Consulting Engineers & Surveyors

Abutters: Charles Reibel & Nancy Levitt-Reibel, 789 Turnpike Road

Daniel & Anne Degan - 816 Turnpike Road

Lawe, Dean, Teeter, Alexander, David Kadoch, & Dechert participated in a site visit prior to the hearing.

Rob Townsend presented the proposed subdivision including the development envelopes, septic areas, and easement areas for septic, utilities, and access to Lot #2. There is a 30' wide right-of-way proposed from Turnpike Road along the northern boundary of Lot #1 to Lot #2 to

provide an alternative access if there is ever a problem with the access from Bobwhite Lane. Townsend stated that the grade of this access would be 12% or less.

The board reviewed conformance with the criteria in Section 3.3 through 3.10 and found no significant issues. There was discussion on stormwater management, screening from Turnpike Road and from the abutters to the south, and driveway access permits.

Prior to the next hearing, the applicant was advised to:

- § Redraw Lot 2 Development Envelope to show setback from property line
- § Provide copies of recorded easement deeds for driveway, septic area, and utilities for Lot 2.
- § Show a buffer area on the south boundary of Lot #1
- § Police and Fire review
- § Expand the 30' right-of-way to 50'

The hearing was continued to June 2, 2005 at 7:30 PM by unanimous consent.

5. Boundary Line Adjustments

Thad Goodwin & Bull Pine Realty - New Boston Road - Transfer 9 acres from Lot 05-148 to 05-146.

Discussion of the proposed BLA,

A motion was made that the proposed Boundary Line Adjustment complies with Section 2.1(E) of the Norwich Subdivision Regulations. The motion was seconded and failed 3 to 4 (For - Butler, Teeter, Lawe; Against - Alexander, Dean, Ciccotelli, Katucki)

The application will need to be reviewed as a subdivision.

The meeting was adjourned at 9:50 PM
Phil Dechert

APPROVED 8/18/05