

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

June 2, 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: Bob Gere

Alternates not present: Lucy Gibson, Eric Friets

Staff: Phil Dechert

Others: Virginia Close

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

2. **Minutes:** April 7, April 21, and May 5, 2005 were approved with changes.

3. Administrative Issues

- Future Schedule & Agendas

6/16 - Hearings for Bippart/Butler/Johnstone, and BLA for White

- There was continued discussion of BLA procedures

4. Public Hearing

#28BSUB04 - Subdivision Application by Frank and Susan Woods, applicants and landowners, to divide Lot 03-012 at 1705 Beaver Meadow Road into two lots of approximately 10 and 12 acres.

Board members participating: Alexander, Lawe, Dean, Teeter, Butler, Ciccotelli, Katucki, Gere (Alt.)

Applicants: Frank & Susan Woods, Bill Sahlman

Abutters: Arthur Owen, 240 Chapel Hill Road

The Clerk reviewed the history of the application and hearings, and the information submitted with the application. The applicants asked the board to waive a second Preliminary Plan Review and proceed with a Final Plan Review.

The board reviewed compliance with NSR 3.3. Issues included the slope in the development envelope along the driveway and the protection of the stream from stormwater runoff, placing utilities underground, PE structural approval for bridge and state stream alteration permit, and keeping road grades below 12%. The utilities will be above ground over the stream and them underground to the house site.

Dean moved to close the public hearing. The motion was seconded by Teeter and passed 7-0.

#04BSUB05 - Final Plat Review for a Subdivision Application by Sheila Taraska, applicant, and Verne Drew, landowner, to divide Lot 12-006, 139 Hemlock Road and 1141 US Route 5 North, into two lots of approximately 2.14 and 164 acres.

Board members participating: Alexander, Lawe, Dean, Teeter, Butler, Ciccotelli, Katucki, Gere (Alt.)

Applicants: Shiela Taraska, Roy Hathorn

There was a discussion of three items requested in the preliminary Plan Review NOD:

- A. Provide a solution to Lot 1's current non-compliance under NSR §3.2 regarding maximum density. Any provision to make up the undersized lot area shall identify specific acreage to be marked and set aside as open space.
- B. We intend to impose a condition requiring that, in the event the existing leach field should fail, it shall not be replaced or upgraded on site, but shall be abandoned and the secondary site shall be used.
- C. Identify potential replacement well locations which will comply with regulatory requirements for separation from primary and secondary wastewater sites.

It was agreed that items B & C were not necessary and may potentially be in conflict with septic rules. After discussion it was agreed that an area be shown as 1.86 acres of reserved open space as described in the NOD on the sketch map on the upper right of the plan.

The applicants agreed to submit the final plan before the next meeting.

Dean moved to continue the hearing to June 16, 2005 at 7:30 PM. The motion was seconded by Ciccotelli and passed 7-0.

#04BSUB05 - Preliminary Review for a Subdivision Application by Vicky Bippart and Shepard Butler, applicants, and David and Heather Johnstone, landowners, to divide Lot 20-141 at 31 Turnpike Road into Three lots of approximately 1, .45, and .7 acres.

At the request of the applicants, the hearing was continued to June 16, 2005 at 7:30 PM.

#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, Gere (Alt.)

Applicants: The applicants were not present.

The hearing was opened for the purpose of receiving requested documents. Copies of a revised plan with requested changes and without the 30' right-of way were distributed along with copies of the deeds for easements for access, utilities, and septic areas for Lot 2.

Dean moved to close the hearing at 7:30 PM. The motion was seconded by Ciccotelli and passed 7-0.

The meeting was adjourned at 9:50 PM

Phil Dechert

APPROVED 8/18/05