

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

June 16, 2005

Tracy Hall Meeting Room

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

Members not present: Ernie Ciccotelli

Alternates present: Bob Gere

Alternates not present: Lucy Gibson, Eric Friets

Staff: Phil Dechert

1. The meeting was called to order by the Chair at 7:05 PM

2. **Minutes:** None

3. Administrative Issues

- Future Schedule & Agendas

7/7 - 4:00 PM - Site Visits - Jacobson, Goodwin, Moffatt

7:30 PM - Hearings for Jacobson, Goodwin, Moffatt

- Discussion of policy to continue rather than close hearings when more information is needed.

- It should be determined at the site visit whether contours are needed on the plan for development envelopes.

4. Public Hearing

#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. (Continued from 6/2/05)

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

Applicants: Shiela Taraska

The board reviewed the revised plan with the notation for the 1.86 acres of open space. Katucki suggested that "dedicated" should be changed to "reserved".

Dean moved to close the hearing. The motion was seconded by Gere 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.

The application was withdrawn by the applicant.

3. Administrative Issues (Continued)

Boundary Line Adjustments - various issues were discussed:

- § “Fast Track” Process for certain BLAs
- § If land developed, landowner agrees to existing footprint otherwise house could be relocated to location not reviewed.
- § Development Envelope for existing houses could be within ?? feet of the house.
- § No Development Envelope for undeveloped lot, but owner must come back to DRB before developing.

Watt and Chris will work on this process

NOD Review

Several issues raised by the Raymond permit were discussed.. The first lot was developed prior to the property being subdivided. Do some conditions not apply until the second lot is developed if it ever is? The deed did not include some of the specific wording of the restrictions.

The meeting was adjourned at 9:00 PM
Phil Dechert

APPROVED 8/18/05