

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

July 7, 2005

Tracy Hall Meeting Room

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

Members not present: Shep Butler

Alternates present: Eric Friets

Alternates not present: Lucy Gibson

Staff: Phil Dechert

1. The meeting was called to order by the Chair at 7:08 PM

2. Minutes: None

3. Election of Officers

Dean nominated Alexander for Chair. No other nominations. Alexander elected 6-0-1 (Alexander abstained)

Teeter nominated Katucki Vice-Chair. No other nominations. Katucki elected 6-0-1 (Katucki abstained)

4. Administrative Issues

- Future Schedule & Agendas

7/21 - No new hearings scheduled

- Boundary Line Adjustments - Need to balance the interests of the applicants with the requirements of the regulations. Discussion will continue on 7/21

- Dechert working on subdivision regulation technical update list for 7/21. Alexander is working on DRB comments on draft zoning regulations.

- Post NOD There will be new drafts of letters for 7/21

5. Public Hearings

#28BLA05 - Boundary Line Adjustment Application by Thad Goodwin to Transfer 10 acres from Lot 05-148 (840 New Boston Road), owned by Thad and Melinda Goodwin, to Lot 05-146 (842 New Boston Road) owned by Bull Pine Realty

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

Applicants: Thad & Melinda Goodwin, Rod Finley - Pathways Consulting

Abutter - Jim Brown - 788 New Boston Road

Conflicts - Friets stated his former wife worked for the abutter receiving the land to be transferred. John Lawe reported that the applicant had done some work for him. Both members

stated that these relationships would not affect their ability to be impartial. There were no objections from the parties.

There was a site visit prior to the hearing attended by Dean, Lawe, Friets, Teeter, Thad Goodwin, Rod Finley, and Dechert. It was noted that the Bull Pine Realty house is closer to the property line than it appears on the ortho map.

A request from the applicants for a waiver to exempt the application from a preliminary hearing was entered as Exhibit "A". The consensus was to move forward as if it will be a final.

All parties know that additional development on either lot will require a DRB review unless it is within an approved development envelope.

The criteria in NSR 3.3 through 3.10 was reviewed. In most cases because both lots are already developed, there would be minimal impact.

There was discussion regarding whether the final plat endorsement should be as a Subdivision or a Boundary Line Adjustment. Some board members thought because it was reviewed under the subdivision criteria it should be endorsed as a subdivision. The applicant and the ZA stated that it was still a Boundary Line Adjustment because it met the definition of a boundary line adjustment rather than a subdivision. Even if it was reviewed under the subdivision criteria. The Chair was concerned that a boundary line endorsement may make the process subject to appeal, but that he would let the applicant decide.

Continue the hearing to 7/21, final plat with endorsement language and notation no future development without returning to DRB for approval of a development envelope.

Dean moved, Freits seconded, continue hearing to 7/21 at 7:30 PM. Passed 7-0.

#43BSUB05 - Preliminary Review for a Subdivision Application by Amy Jacobson and William Nartowicz, applicants, and Sue Jacobson, landowner, to divide Lot 12-002 at 300 Farrell Farm Road into two lots of approximately 2 and 10 acres.

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

Applicants: Amy Jacobson

Abutters: None

There was a site visit prior to the hearing attended by Dean, Lawe, Freits, Teeter, William Nartowicz, Sue Jacobson and Dechert.

The board reviewed the proposal with the applicant. There is an existing house and accessory buildings on the 10 acre lot, and no development on the two acre lot. Specific issues identified included the slope where the new house will be located on the two acre lot and the existing three phase power lines over the access to the two acre lot. The house is more than 5000' from a hydrant, but the house will be less than 1500 square feet.

There was a discussion of how to handle the additional two acres to be reserved for density. The applicant may determine whether a condition or a reserved area will be more suitable.

Motion to close hearing - Freits moved, Teeter seconded - Approved 7-0

#45BLA05 - Boundary Line Adjustment Application by Creigh Moffat and Daniel Johnson, applicants and landowners to Transfer 7.7 acres from Lot 04-030 (1292 Turnpike Road) to Lot 04-031.1.

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

Applicant: Dan Johnson

Conflicts: Teeter is a neighbor. Lawe as Health Officer has had contact with tenants. Alexander has contact with the applicant in his role as Chair of the Planning Commission. The three members stated that these relationships would not affect their ability to be impartial. There were no objections from the parties.

There was a site visit prior to the hearing attended by Dean, Lawe, Freits, Teeter, Dan Johnson, and Dechert.

The applicant requests to transfer 7.7 acres from a developed lot to an undeveloped lot. The developed lot will change from 10.3 acres to 2.6 acres. The undeveloped lot will change from 10.15 acres to 17.85 acres. Access to the 2.6 acre lot is on a driveway across an abutting property. Access to the 17.85 acre lot will be by a new driveway across another lot owned by the applicants. The applicant has no immediate plans to develop the 17.85 acre lot and would be willing to defer the identification of a development envelope.

After reviewing density it appears that 7 acres may need to be reserved on the 17.85 acre lot. There are some steep slopes around the existing development on the 2.6 acre lot.

The applicant was asked to better define the development envelope around the existing house on the 2.6 acre lot.

By unanimous consent, the hearing was continued to 7/21 at 7:30 PM.

The meeting was adjourned at 9:55 PM
Phil Dechert

APPROVED 10/20/05