

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

August 4, 2005

Tracy Hall Meeting Room

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

Members not present: Watt Alexander

Alternates present: Eric Friets

Alternates not present: Lucy Gibson,

Staff: Phil Dechert

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

2. **Minutes:** None ready for review.

3. Administrative Issues

- Future Schedule & Agendas

8/18 - Richards Appeal

- Post NOD - After a discussion of the draft instructions for applicants, Friets moved and Butler seconded a motion to approve with the addition of a comma after "visit."

4. 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: Dean, Teeter, Katucki, Ciccotelli, Butler, Lawe, Friets (for Alexander)

Applicants: Thad Goodwin, Melinda Goodwin, Mark Goodwin, Joshua Durst (representing Bull Pine Realty)

Abutters - None

A sketch plan showing development envelopes had been submitted prior to the hearing. The Zoning Administrator had also prepared a Development Envelope Summary Sheet to help identify areas of concern. The board reviewed all criteria in NSR 3.3 through 3.10.

Ciccotelli moved and Lawe seconded a motion to waive the requirement for a preliminary hearing and to close the final hearing. Approved 7-0.

#57BLA05 - Boundary Line Adjustment Application by David Guest to Transfer 2.9 acres from Lot 11-101 (50 Butternut Road), owned by Roger Clarkson, to Lot 11-100.1 owned by David & Elizabeth Guest.

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

Applicants: David "Jake" Guest, Roger Clarkson

Abutters - None

There was a site visit prior to the hearing attended by all members participating and the applicant.

Roger Clarkson stated that the reason for the transfer of land was to allow Jake Guest to continue to farm land on a portion of Clarkson's lot.

Guest has no intention of developing his lot, but needs the flexibility to do so if needed. The board reviewed all criteria in NSR 3.3 through 3.10. There were no significant issues.

Freits moved and Butler seconded a motion to waive the requirement for a preliminary hearing.

Butler moved and Lawe seconded a motion to close the final hearing.

#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.

By unanimous consent, the hearing was opened and continued to August 18, 2005 at 7:30 PM as requested by the applicant.

5. Administrative Issues (Continued)

Post NOD - The Zoning Administrator updated the board on issues related top The Upper Valley Learning Center compliance with thier NOD.

The meeting was adjourned at 9:31 PM
Phil Dechert

APPROVED 10/20/05