

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

August 18, 2005
Tracy Hall Meeting Room

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

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 7:05 PM

2. **Minutes:** The minutes for 5/19/05 were approved with changes.
The minutes for 6/2/05 were approved with no changes.
The minutes for 6/16/05 were approved with changes.

3. Administrative Issues

- Future Schedule & Agendas

9/1/05 - Richards Appeal (Continued), White Subdivision, Vinikoor Subdivision
Site Visit 6:30 PM - Vinikoor

9/15/05 - Hearings continued from 9/1/05

- Post NOD - Butler and Lawe working on standard condition language

4. Public Hearings

#49APP05 - An appeal by Stuart Richards of the decision of the Norwich Zoning Administrator in a June 16, 2005 letter regarding enforcement issues relating to development on Lot 20-276.1 at 84 Elm Street owned by Paul Nowicki.

The hearing was opened. The Clerk reported that both parties had requested the hearing to be continued to September 1, 2005.

Ciccotelli moved to continue the hearing to September 1, 2005. The motion was seconded by Dean and passed 6-0. Lawe recused.

#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. (Continued from 7/21/05)

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

Applicants: Daniel Johnson

Abutters - None

Teeter disclosed that Johnson is a neighbor. Katucki disclosed that Johnson is Chair of the Planning Commission. Alexander disclosed Johnson is a friend. The three members stated that

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

Johnson explained the Development Envelopes for the developed lot and the undeveloped lot. Access to the 17 acre lot will be across Lot 1 which contains the applicants house. The applicant agreed that if the 17 acre lot is placed under separate ownership a deeded easement for access will be required. and that this requirement should be shown on the plat along with a designated right-of-way.

The Development Envelope for the 2.6 acre lot was modified to take advantage of level areas. There are some steep slopes next to the existing house that were created when the house was built. Applicant was asked to provide dimensions for the Development Envelope. The clerk reported that the BLA would not affect density and that no further subdivision would be allowed under the current regulations.

The following information was requested for the next hearing:

- § Dimensions of Development Envelopes and distance from property lines
- § Cost of placing utilities underground to 17 acre lot Development Envelope- all or partial
- § Show that the driveway to the 17 acre lot will avoid 25% slopes
- § Condition language (deeded easement) for right-of-way over Lot 1
- § Delineation of right-of-way over Lot 1
- § Distance from Hydrant to Lot 2
- § Final plats showing all three lots.

The hearing was continued to 10/20/05 by unanimous consent.

The meeting was adjourned at 9:30 PM
Phil Dechert