

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

September 15, 2005
Tracy Hall Meeting Room

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

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:** The minutes were not available.

3. Administrative Issues

- Future Schedule & Agendas

10/6/05 - Hearings Jacobson, Dresden School District, Kadoch

10/20/05 - Hearings - Moffatt

- Post NOD - Lawe will circulate new draft of site visit policy. Lawe's report on the Raymond NOD was discussed. The importance of the recording of conditions in certain decisions was discussed as was the creation of lists of items to be accomplished by the applicant prior to a building permit being issued. Based on issues with the Raymond mylar, it was suggested that there be a policy for the procedure on approving mylars. It was also suggested that a question be added to the subdivision questionnaire (and others?) regarding existing easements that may restrict potential development of a parcel.

4. Public Hearings

#65 BSUB05 - Preliminary Review of Major Subdivision Application by Richard & Linda White to divide Lot 03-050 into 5 lots of 4, 10, 9, 9, and 40 acres on Stagecoach Road.

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

Interested Parties: Applicant - John Thetford representing Richard & Linda White

Abutters - Jeff Royce representing Leonard and Armand Pomerleau

Jeff Royce was granted interested party status representing Leonard and Armand Pomerleau on the condition that the Clerk receive written authorization from the Pomerleaus by the following Wednesday. The Pomerleaus had phoned Jeff Royce and asked him to represent them. The Pomerleaus are not abutters but are one property away.

John Thetford asked the board to confirm that the maximum number of lots that could be created is five based on the 8/29/05 memo prepared by the Zoning Administrator explaining the density calculation for the subdivision. The applicants are requesting the DRB to confirm the number of lots allowed before preparing more detailed plans with development envelopes and specific road locations.

There was discussion of the interpretation of Table 3.2 A & B and on which road the calculations should be based. Access to the proposed subdivision will be from Stagecoach Road,

a private highway off of Beaver Meadow Road, a paved town road. The only frontage on a town highway is on Chapel Hill Road, a "substandard class 3" road. The Zoning Administrator reported that his measurements indicated that the distance from Tracy Hall to Stagecoach Road is less than 5 miles and the distance from Tracy Hall to where the property starts on Chapel Hill Road does not exceed 5.5 miles.

Jeff Royce stated that the Pomerleaus are concerned that a legal right-of-way across the White's property from the Cross property on Chapel Hill Road to the eastern portion of the Pomerleaus' property was not shown on any of the plans. It was determined that this issue was not pertinent to the density and should be brought up at a future hearing or submitted in writing.

Jeffrey Mathias, a member of the public addressed several issues related to notice for the hearing and the density calculation. He also submitted a five page memo "Issues involving the proposed subdivision #65BSUB05" (Exhibit P-1) that had not been seen by the applicant or the Zoning Administrator.

The Zoning Administrator questioned the propriety of accepting a document as testimony from a member of the public with no ability for the applicant to review the document and respond to it. The DRB agreed that it was not testimony and should be accepted as public comment.

Due to the appearance of some confusion of some of the potential interested parties regarding the status of the application, it was suggested that when the new subdivision plan is submitted, the hearing be re-warned by mail 14 days prior to the hearing date. John Thetford agreed to this plan.

The DRB requested that any additional material for the next hearing be submitted by October 6.

The hearing was continued to October 20, 2005 at 7:30 by unanimous consent.

#66BSUB05 - Preliminary Review of Subdivision Application by Robert and Sheila Vinikoor to divide Lot 10-018 into two lots of .7 and 1.2 acres on 297 Beaver Meadow Road

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

Interested Parties:

Applicant - Robert and Sheila Vinikoor

Abutters - Dan Hinch & Anne Alford, 307 Beaver Meadow Road

Phil Phillips - 64 Glen Ridge Road

There was a site visit prior to hearing attended by the members of DRB at the hearing, the applicants, and the Zoning Administrator.

In reviewing the Article 3 criteria it was noted that on Lot 2 where a new home will be constructed, there are some areas with steeper slopes providing for the opportunity for a walk-out basement but also created the need erosion control measures. There is a small area that may be in flood plain on the southeast corner of Lot2 near Beaver Meadow Road well away from the development envelope.

There were no comments or questions from abutters.

The hearing was closed by unanimous consent.

5. Boundary Line Adjustment Review

Four acres to be transferred from Barbara Britton (Lot 04-011) to Brian Kunz & Lindsey Putnam (Lot 04-011.1) 2844 Chapel Hill Road)

There was discussion regarding whether to review the BLA or postpone the review to the next meeting date.

Butler moved to review, the motion was seconded by Teeter and passed 4 to 3 (Against - Friets, Katucki, Dean)

Lawe moved that the proposed BLA meets the criteria in NSR Section 2.1(E)(1) and authorizes the Zoning Administrator to issue a permit for the BLA with a condition that the final plat will include a note that there will be no buildings permitted on areas with slopes over 25% on the 4 acre parcel. The motion was seconded by Friets and passed 7-0.

The meeting was adjourned at 9:45 PM
Phil Dechert

Approved 12/1/05