

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

October 6, 2005

Tracy Hall Meeting Room

Members present: Watt Alexander, Stanley Teeter, Nancy Dean,, John Lawe

Members not present: Chris Katucki, Ernie Ciccotelli, Shep Butler

Alternates present:

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: The minutes were not available.

3. Administrative Issues

- Future Schedule & Agendas

- October 20 - 7 PM Review technical changes to Subdivision Regulations

- 8 PM Moffatt/Johnson & other continued hearings.

- October 27 - Meet with Planning Commission 7PM

- November 3 - New hearings

- Post NOD - Raymond II: Dechert will arrange for a new mylar to be submitted

- UVLC: Dechert will be meeting with owners next week and will report 10/20.

- Hearing Packet Distribution - Lawe and Teeter indicated that they prefer to pick up packets; others will be mailed

- Dechert presented the FY 06-07 Budget that includes funds for a half-time administrative assistant.

4. Public Hearings

#22BSUB05 - Final Review of Subdivision Application by David Kadoch to divide Lot 10-087 into two lots of 3.13 and 7.24 acres on Turnpike Road and Bobwhite Lane

Board members participating: Alexander, Dean, Teeter, Lawe

Interested Parties: Applicant - David Kadoch

Abutters - Charles Reibel

The board reviewed the proposed changes to the plan as requested in the Preliminary decision and found that they had been met except that a Driveway Access Permit was still needed.

Dean moved to close the hearing. The motion was seconded by Teeter and passed 4-0.

#10SPR05 - Request to amend the Decision for a Site Plan Development Review Application by Dresden School District SAU #70, applicant and landowner, to develop athletic fields and parking on Lot 15-072, US Route 5 South. The amendment is to increase the size of one of the fields.

Board members participating: Alexander, Dean, Teeter, Lawe

Interested Parties:

Applicant - Wayne Gerson, Bruce McLaughry

Abutters - None

Others: Frank Manasek (by petition), Gerard Chapdelaine (by unanimous consent)

The amendment is to increase the size of the practice field by 57% to accommodate two full size fields rather than one. The baseball/field hockey field will not change. Other changes discussed was the possible relocation of the pump station due to the discovery of an existing well. Parking will accommodate 95 cars and four busses, instead of 73 cars and two busses.

Frank Manasek expressed concern with the increase of traffic especially with increases from additional development in Hartford. It was noted that the 2003 traffic study indicated capacity for a project with 11 fields.

Dean moved to close the public hearing. Lawe seconded the motion and it passed 4-0.

#43BSUB05 - Request to amend the Preliminary Review Decision 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. The amendment is to relocate the driveway and development envelope for the 2 acre parcel.

Board members participating: Alexander, Dean, Teeter, Lawe

Interested Parties:

Applicant - Amy Jacobson & William Nartowicz

Abutters - None

The relocation of the driveway and the development envelope is to eliminate the need to relocate a three phase power line. The board reviewed the proposed changes to the preliminary decision prepared by the applicant. There will be a need for a right-of-way agreement for the new driveway.

Lawe moved to close the public hearing. Dean seconded the motion and it passed 4-0.

5. Other Business

A letter was received from Gordon Thomas on October 5, 2005 requesting an extension for filing an application for a final subdivision review.

Christopher Ashley has been appointed an alternate member of the DRB.

The meeting was adjourned at 9:02 PM

Phil Dechert

APPROVED 12/1/05