

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

November 3, 2005
Tracy Hall Meeting Room

Members present: Watt Alexander, Stanley Teeter, John Lawe, Ernie Ciccotelli, Chris Katucki, Shep Butler

Members not present: Nancy Dean

Alternates present: Christopher Ashley

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. Election of Officers

There was election for Vice-Chair due to the resignation of Chris Katucki from that position.

Butler nominated John Lawe. There were no other nominations and Lawe was elected by unanimous consent.

3. Minutes: No additional minutes were available

4. Administrative Issues

Future Schedule & Agendas

November 17 - Moffatt /Johnson BLA - continued & other continued hearings

December 1 - Thomas

Post NOD - Draft Letter & Questions - It was agreed to use the proposed form for subdivisions

UVLC: Katucki Memo - Review for 11/17

Deadlines for NOD's - Continue to use deadlines in regulations until changed

5. 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. (Continued from September 15, 2005 and October 20, 2005)

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

Alexander recused from the substantive issues due to earlier involvement in the tax sale of the property but agreed to continue to chair the hearing. There were no objections from the parties.

Interested Parties: Applicant - Richard & Linda White, Paul Gillies - Attorney

Abutters - Ann Berry - 365 Chapel Hill Road, Sonya Swierczynski - 370 Chapel Hill Road

Paul Gillies asked if the denial was preliminary or final and if he would be able to address the issue. Members of the board indicated that the decision was made without some information from the applicant including information asked for in the June decision such as what road should be used for Table 3.2 calculations.

In response to questions from Gillies, Linda White stated: the total acreage is 77.1 acres but 4.1 acres is a common area; a Driveway Access Permit has been issued but needs to be provided to the board; the milage from Tracy Hall to the Chapel Hill frontage is 5.4 miles and that the Zoning Administrator confirmed this. The density calculation is based on distance to the Chapel Hill frontage and access onto Beaver Meadow.

Katucki stated that the 2003 Planning Commission decision allowed 5 lots. Under that decision, the most additional lots would be 4 lots if the lot already created and sold is deducted. Lawe indicated he would be willing to hear additional arguments regarding the road. Gillies asked the board to reconsider the density and allow additional information to be submitted.

Ann Berry, although living out of state, still owns a house and plans to return to it some day. She stated the calculation should be based on Chapel Hill access.

There is access from Chapel Hill Road but it may not be suitable for 4 or 5 lots and using it would have a negative effect on an abutter's property.

By unanimous consent, the board agreed to accept additional information from the applicant. Documents to be submitted by the applicant are due November 10 and those submitted by other interested parties by November 17. Hearing will be continued December 1, 2005.

#89BSUB05 - Preliminary Review for a Subdivision Application by Bull Pine Realty, LLC, applicant and landowner, to divide Lot 05-003.2 and Lot 05-146 at 844 New Boston Road into 10 lots.

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

Interested Parties: Applicant - Joshua Durst - Bull Pine Realty, Tim Rockwood - Pathways Consulting

Abutters - Ed & Peg Merrens - 96 Meetinghouse Road
 Riley O'Conner - 866 New Boston Road
 Don & Lisa McCabe - 97 Meetinghouse Road
 Jim Brown - 788 New Boston Road
 John Higgins & Suzanne McDowell - 822 New Boston Road

Potential conflicts - Christopher Ashley stated that his wife works with an abutter, Riley O'Conner. Watt Alexander is friends with several of the abutters. Neither thought that these relationships would affect their ability to judge the application based on the criteria alone. Ashley agreed not to discuss the application with his wife.

A site visit was scheduled for November 19th at 9 AM.

Rockwood gave an overview of the project using a series of site plans with wetlands, slopes and other natural resource features shown along with proposed development envelopes. Lot lines have not been determined yet. Issues discussed included: waivers for crossing steep slopes, traffic impact on new Boston Road, sight lines at New Boston Road access, wildlife biologist report, conservation of open space, and common land.

By unanimous consent, the hearing was continued to November 17th.

The meeting was adjourned at 9:30 PM
 Phil Dechert

APPROVED 12/1/05