

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

November 17, 2005
Tracy Hall Meeting Room

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

Members not present: Nancy Dean, Chris Katucki

Alternates present: Lucy Gibson, Christopher Ashley

Alternates not present: Eric Friets **Staff:** Phil Dechert

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

2. Comments - Leonard Pomerleau requested to speak to the Board regarding procedural issues on the White subdivision hearing. Living out of town, he expressed concern with being adequately informed about hearings, meetings, and decisions. There was a discussion with the board, Pomerleau, and the Clerk regarding future communication and availability of information.

3. Minutes: No additional minutes were available

4. Public Hearings

#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 10/20/05)

At the request of the applicant, this hearing was continued to 12/1/05 at 7:30 PM.

#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: Alexander, Teeter, Lawe, Ciccotelli, Butler, Ashley (for Katucki), Gibson (for Dean)

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

Abutters - Peg Merrens - 96 Meetinghouse Road
 John Koppers - 866 New Boston Road
 Alison McRee - 1016 New Boston Road
 Suzanne McDowell - 822 New Boston Road

Wetlands- There are some Class II wetlands along New Boston Road, other wetlands on the property are Class III wetlands. The existing road has three crossings of Class III wetlands and one crossing of a Class II wetlands. Wetlands and buffers are shown on the plans.

The utilities are currently above ground.

[Lawe arrived at 8 PM]

Slopes - Slopes are shown on plans: 15 - 25%, and over 25%. These are based to a topographic survey by Pathways. Several of the proposed development envelopes contain areas with slopes of more than 15%, and some areas over 25%. Rockwood displayed schematics

showing that a 40' wide house with a walk-out basement conforms to a 25% slope. All houses will be on slopes well below the ridgeline and no house will exceed the tree canopy in height.

Roads- Per the Norwich private Highway Specifications, a waiver for grades will be needed. The design of the smaller spur roads is not final.

Wildlife and natural Areas - The applicant will be consulting with a state wildlife biologist.

Cultural and Historic Resources - Stone walls will be maintained.

Additional information to be provided to the board:

- \$ Details on erosion and sedimentation control
- \$ Traffic information
- \$ Sight lines at access
- \$ Utilities - justification for locating above ground
- \$ Fire Protection - water supply
- \$ Wildlife Habitat protection
- \$ Any request for waivers should be submitted in writing
- \$ A table showing compliance of each Development Envelope with criteria
- \$ An 11 x 17 map of each Development Envelope

By unanimous consent, the hearing was continued to January 5, 2006

A site visit is scheduled for 11/19/05 at 9 AM.

5. Administrative Issues

Future Schedule & Agendas

November 19 - Site Visit at 9 AM- Bull Pine Realty

December 1 - Thomas SD, Cook SD, Moffatt /Johnson BLA, Cook Site Visit - 3:45 PM

December 15 - No meeting

January 5 - Bull Pine Realty SD,

The meeting was adjourned at 9:30 PM

Phil Dechert

APPROVED 1/5/06