

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

January 5, 2006
Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Shep Butler, Nancy Dean, Chris Katucki , Lucy Gibson

Members not present: Ernie Ciccotelli,

Alternates present: Christopher Ashley

Alternates not present: Eric Friets

Staff: Phil Dechert

1. The meeting was called to order by John Lawe, Vice-Chair at 7:08 PM

2. Election of Officers - Chair

John Lawe was elected Chair by a unanimous vote

There will be an election for Vice-Chair at the next meeting.

3. Administrative Issues

§ Future Schedule & Agendas

§ January 19 - Moffatt/Johnson

If on January 19th, Johnson requests another continuance, the consensus of the members was to close the hearing and issue a preliminary NOD.

§ February 2 - Cook

§ Board Training - There was discussion regarding contacting VLCT for specialized training for the board. The ZA and Chair will research this.

§ The ZA distributed a draft of potential issues to be addressed by the PC regarding changes to subdivision regulations for discussion at the next meeting.

4. Public Hearings - 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. (Continued from November 17, 2005)

Members Participating: Lawe, Gibson, Dean, Butler, Teeter, Katucki, Ashley (for Ciccotelli)

Applicants: Joshua Durst, Tim Rockwood (Pathways Consulting)

Interested Parties: John Kopper - 866 New Boston Road

Katucki reported that he has listened to the tapes of the earlier hearings.

Dechert reported that the following participated at the November 19, 2005 site visit:

Applicants: Joshua Durst, Tim Rockwood (Pathways Consulting)

Members: Gibson, Dean, Butler, Teeter, Ashley, Ciccotelli

Interested Parties: John Kopper

All of the proposed development envelopes were visited.

Rockwood reviewed changes to the development envelopes and the wetlands on the site plan. He had not met with the Fire Chief yet to discuss the road but there was discussion of

changing grades and the potential impact on wetlands. Concern was expressed by board members regarding erosion resulting from steeper road and slope grades.

There was discussion of each of the development envelopes not already developed (1 through 8) and the issues with each one.

By unanimous consent, the hearing was continued to January 19, 2006 at 7:30 PM.

5. Minutes: 11/17/05 - Approved;
12/1/05 - To be reviewed at next meeting.

6. Pre-Application Meeting -

Boundary Line Adjustment/Subdivision - Lot 10-075, End of Brigham Hill Road.
Owners - Finer & Galton, Applicant - Watt Alexander. Re-location of existing lot.

Alexander appeared to discuss a proposal to re-locate the 10 acre parcel owned by Finer that had been subdivided from the Galton parcel in 2003. No additional lots will be created but an approved plat will be amended. It appears the application will require a full review under the subdivision criteria but the Preliminary Plan Review may be waived under NSR 2.9.

The applicant will submit an application for either the first meeting in February or March.

7. Future Schedule & Agendas

January 19 - 7 PM

February 2- 7 PM

The meeting was adjourned at 10:20 PM
Phil Dechert

APPROVED 3/2/06