

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

February 2, 2006

Tracy Hall Meeting Room

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

Members not present: Ernie Ciccotelli, Shep Butler

Alternates present: Christopher Ashley, Eric Friets

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

1. The meeting was called to order by John Lawe, Chair at 7:10 PM

2. **Minutes** - 12/1/05 - Approved with change

1/5/06 - To be reviewed at next meeting

1/19/06 - No meeting due to lack of quorum. Meeting notes accepted.

3. **Election of Officers - Vice-Chair**

Chris Katucki & Eric Friets were elected Co-Vice Chairs by a unanimous vote

3. **Administrative Issues**

Future Schedule & Agendas

§ February 16 - Bull Pine, Cook

§ March 2 - White, Jacobson, Alexander/Galton/Finer

§ Introductory letter to Applicant, Interested Parties and Public - Teeter will re-distribute drafts

ZA Report -

UVLC-

Dechert reported that the owners would be submitting a revised site plan later in the spring after a survey was complete. Members of the board expressed concern with compliance with the approved site plan and uses. Dechert agreed to contact the owners regarding coming in to the 2/16/06 meeting to discuss the status of project.

Raymond - Dechert working on getting new mylar

Staffing for preparing NODs - Funding for additional Planning and DRB staff does not start until July 1, 2006. Dechert will work on finding some help before then. There was discussion of the need to simplify the NOD process. There will be a discussion of priorities for DRB staff support at the April 6, 2006 meeting.

Gregory Report - Status unknown (Note: Email regarding the status distributed 2/13/06)

Simpson Appeal - No decision from Environmental Court

4. **Public Hearings** -

#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 January 5, 2005 & January 19, 2006) (Applicant requests to continue to Feb 16, 2006)

The hearing was opened and Dechert reported that the applicants had not been able to meet with the Fire Chief and resolve road and other fire protection issues. They have requested the hearing be continued to February 16, 2006.

The board requested that any additional information submitted by 2/9/06, issues raised in letter from John Koppers be addressed, and the development envelopes should be grouped by area for discussion purposes.

The hearing was continued to February 16, 2006 at 7:30 PM by unanimous consent.

#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 12/1/05 & 1/19/06)

The hearing was opened and Dechert reported the applicants agreed to have the hearing closed and a preliminary Notice of Decision issued.

The hearing was closed by unanimous consent.

#91BSUB05 - Final Review for a Subdivision Application by Yvonne Cook, applicant and landowner, to divide Lot 05-034, 108 Norford Lake Road, into two lots of approximately 2.46 and 181 acres.

The hearing was opened. Dechert requested that the hearing be continued to February 16, 2006 because the information was not complete and distributed as conditioned in the preliminary notice of decision.

The hearing was continued to February 16, 2006 at 7:30 PM by unanimous consent.

5. Review Proposed Changes to Subdivision Regulations

The following issues were discussed:

When is a land lease exempt from subdivision approval?

Agricultural uses, Wireless Communication Facilities or other utilities

When is a Boundary Line Adjustment a "minor realignment".

The meeting was adjourned at 9:30 PM
Phil Dechert

APPROVED 3/2/06