

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

February 16, 2006
Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Chris Katucki , Lucy Gibson, Ernie Ciccotelli, Shep Butler

Members not present: Nancy Dean,

Alternates present: Christopher Ashley

Alternates not present: Eric Friets

Staff: Phil Dechert

1. The meeting was called to order by John Lawe, Chair at 7:05 PM

2. **Minutes** - 1/5/06 & 2/2/06 - To be reviewed at next meeting

3. Administrative Issues

Future Schedule & Agendas

§ February 25 - 9 AM Site Visit - Alexander/Galton/Finer

§ March 2 - 4:30 PM - Site Visit - Becker, White

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

§ Introductory letter to Applicant, Interested Parties and Public - Teeter distributed draft that will be discussed on 3/2.

4. Public Hearings -

#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. (Continued from February 2, 2006)

The hearing was opened. Dechert requested that the hearing be continued to March 16, 2006 at the request of the applicant.

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

#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 February 2, 2006)

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

Applicants: Joshua Durst, Tim Rockwood (Pathways Consulting)

Interested Parties: John Higgins - 822 New Boston Road

The Clerk distributed a "Fire/Rescue/Emergency Medical Services Impact Review" prepared by the Norwich Fire Department, dated 2/16/06. **Exhibit "A-1"**

The applicant submitted a revised site plan dated 1/16/06. Changes include the elimination of two development envelopes, one near new Boston Road and one on the Goodwin lot. The remaining development envelopes are similar to the earlier plans. A fire pond has been added and the road may be re-designed to include a paved area at the hair-pin curve with a 12%

grade as opposed to 10% with gravel. Two bump-outs have been added. Options for the future ownership of the common land were discussed.

The Chair asked if there was any concern with continuing the hearing with two fewer lots than warned. The consensus was that changes to the plan during the hearing process were allowed.

The applicant should be prepared to discuss the following at the next meeting:

- § road and fire protection issues
- § compliance of specific development envelopes with the 3.3 criteria
- § common land ownership and management
- § utilities
- § density calculations and allocation of any future lots

The hearing was continued to March 16, 2006 at 7:30 PM by unanimous consent. The applicant was asked to submit any additional information to the Planning Office by March 9

5. New Business - Meet with Bruce Genereaux regarding UVLC status.

Bruce and Janna Genereaux appeared at the request of the board to discuss concerns relating to the implementation of the approved site plan and conditional use permit. They discussed the various activities at the site, the name change to Upper Valley Events Center, and their interpretation of Notices of Decision. They agreed that there are some deviations from the original plan.

They will have a new survey and site plan ready by May 1, 2006 and will identify any differences from the approved plan and proposed modifications.

The meeting was adjourned at 9:35 PM
Phil Dechert

APPROVED 3/2/06