

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

March 2, 2006

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Chris Katucki , Ernie Ciccotelli, Nancy Dean,

Members not present: Lucy Gibson, Shep Butler

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 - Approved as read, 2/2/06 & 2/16/06 - Approved as amended

3. Administrative Issues

Future Schedule & Agendas

March 16 - Cook, Bull Pine

April 6 - Congregational Church, Vinikoor

System and resources for writing NODs

Dechert, Katucki, and the Town Manager are working on both short and long range plans for assistance in writing the NODs.

Introductory letter to Applicant, Interested Parties and Public -

Dechert will modify section on interested party status to conform with statute.

Letters will be distributed with application forms, mailed with hearing notices to abutters, and available for the public at meetings.

4. Public Hearings -

#43BSUB05 - Final Plan Review of a Minor Subdivision Application by Amy Jacobson and William Nartowicz, applicants, and Sue Jacobson, landowner, to divide Lot 12-002 at 300 Farrell Farm Road into two lots of approximately 2 and 10 acres.

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

Applicants: William Nartowicz, Amy Jacobson, Sue Jacobson

Interested Parties: None

The board reviewed the applicants responses to the Recommended Changes in the Preliminary Notice of Decision. The applicant submitted a proposed final plat and a list of proposed conditions. Municipal Impact Statements were submitted by the fire and police departments. The fire department was concerned with the lack of a local water supply and the winter maintenance of Farrell Farm Road. Dechert stated that the Act 250 permit for Starlake assigned the responsibility for maintenance of the lower portion of Farrell Farm Road to the Twin Pines Housing Trust. The board requested a copy of the Act 250 permit.

The hearing was continued to March 16, 2006 at 7:30 PM to receive additional information.

#2BSUB06 - Preliminary Plan Review of a Major Subdivision Application by Richard & Linda White to divide Lot 03-050 into 4 lots of 4, 10, 18, and 40 acres, and a 5 acre "common area" lot on Stagecoach Road.

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

Applicants: Linda and Rick White, John Thetford PE

Interested Parties:

Ann Berry - 365 Chapel Hill Road (Represented by David Hubbard)

Sonya Swierczynski - 370 Chapel Hill Road

Leonard Pomerleau and Armand Pomerleau - 272 Chapel Hill Road

There was a site visit prior to the hearing attended by Lawe, Dechert, and the Whites. Other members have visited the property earlier.

John Thetford explained the application is for four lots based on the Notice of Decision #65BSUB05 issued November 28, 2005. The board expressed concern that the applicant's appeal of that decision with the Environmental Court, which has been stayed pending resolution of this application, could be re-visited after the four lots are approved. The applicants were asked if they would agree drop the appeal if this application was approved. The applicants were not willing to commit to future actions regarding the appeal without consulting their attorney.

John Thetford reviewed the plans. Suitable septic sites have been identified. A fifth lot will be common area with a pond. There will be limited clearing at each house site. The board requested for the next hearing: copies of earlier decisions (White and Sullivan), access permits, road details - grades, slopes, show construction on slopes over 25%

The hearing was continued to April 20, 2006 at 7:30 PM

#3BSUB06 - Preliminary Plan Review of a Minor Subdivision Application by Buck Becker to divide Lot 10-109.1 into 2 lots of 2 and 15.97 acres at 444 Turnpike Road.

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

Applicant: Zane Rodriguez - representing Buck Becker

Interested Parties: Dora and Fred Spaulding - 417 Turnpike Road

Josephine Rowell - 522 Turnpike Road (represented by Daniel Moore)

A site visit prior to the hearing was attended by Dean, Lawe, Teeter, Ashley, Dechert, and Zane Rodriguez.

Rodriguez stated the only development on the 15.97 acre parcel is a cabin with a privy. The access road appears to be too steep for a residential driveway. The replacement septic area for the existing house on the 2 acre lot will be on the 15.97 acre parcel. No additional development is planned for the 15.97 acre parcel. The applicant understands that a suitable access road and development envelope conforming to the subdivision regulations will need to be approved prior to any development.

The width of the bridge providing access to both lots does not meet the private highway specifications.

There is an issue regarding ownership of a .65 acre parcel along Turnpike Road that was not shown on the submitted plans. The applicant will resolve this with the Spauldings prior to the final hearing.

The applicants should submit written requests to waive the requirement for a development envelope on the 15.97 acre lot and width of the bridge.

The hearing was closed by unanimous consent.

#4BLA06 - Boundary Line Adjustment Application by Watt Alexander, applicant, between Lot 10-075, owned by John & Doris Galton, and Lot 10-075.1, owned by Chad & Susan Finer, at the northern end of Brigham Hill Road.

The hearing was opened. Due to lack of time, the hearing was continued to April 6, 2006 at 7:30 PM by unanimous consent.

The meeting was adjourned at 10:15 PM
Phil Dechert

APPROVED 3/16/06