

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

March 16, 2006
Tracy Hall Meeting Room

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

Members not present: 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 7:08 PM

2. **Minutes** - 3/2/06 - Approved as amended

3. Administrative Issues

Future Schedule & Agendas

April 6 - Galton/Finer/Alexander, Congregational Church, Vinikoor

April 20 - White, Bull Pine

Introductory letter to Applicant, Interested Parties and Public -

Dechert will modify section on interested party status to conform with statute and is creating three separate letters: applicant, interested persons, and public. Letters will be distributed with application forms, mailed with hearing notices to abutters, and available for the public at meetings.

DRB Support - Dechert is preparing job description documents.

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. - Continued from March 2, 2006.

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

Applicants: William Nartowicz, Amy Jacobson

Interested Parties: None

The board reviewed issues related to the road maintenance, the driveway access for the new lot, and fire protection.

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. (Continued from February 16, 2006)

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

Applicants: Yvonne Cook, Anne Day - Attorney

Dechert stated that the correct size of the large lot is 158.6 acres, not 181, and that the open space set-aside is 7.54 acres, not 7.46.

The board reviewed a Response to the Recommendations dated 2/2/06 submitted by the applicant, a revised response dated 3/9/06 prepared by Anne Day, and comments from Katucki dated 3/15/06. These documents are generally a discussion of proposed conditions.

Access to the new lot is on a Class 4 town right-of-way. Provisions will be made that, if in the future, this right-of-way is discontinued by the town, an easement for access will be provided by the applicant.

The hearing was closed 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 16, 2006)

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

Applicants: Joshua Durst, Tim Rockwood (Pathways Consulting)

Interested Persons: John Higgins - 822 New Boston Road, John Kopper - 866 New Boston Road
New documents submitted:

- § Plans #1 - 9 - Development Envelopes - 3/9/06
- § Plan # 1 - Conceptual Plan - revised 3/9/06
- § Checklist for Development Envelopes 3/10/03
- § Request for Waiver - 3/10/06
- § Review of Traffic Impacts - 3/10/06

The warning notices will be changed from 10 lots to 8 lots.

The applicant requested a waiver for a 12% grade where a 10% grade is the maximum allowed. This request has not been reviewed by the Norwich Fire Department. The grade down from New Boston Road will be reduced from 14% to 10%.

Each proposed development envelope was discussed. Erosion control for development on slopes over 15% will need to be addressed. John Kopper expressed concern about future owners cutting trees for a view. Both these issues may be addressed in the conditions.

At the next hearing the applicant should be ready to present details of the changes to the road and should review the waiver request with the Norwich Fire Department. Traffic impacts will also be discussed.

The hearing was continued to April 20, 2006 at 7:30 PM by unanimous consent.

The meeting was adjourned at 9:50 PM
Phil Dechert

APPROVED 4/20/06