

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

April 6, 2006

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Ernie Ciccotelli, Nancy Dean, Shep Butler

Members not present Chris Katucki, Lucy Gibson

Alternates present: Christopher Ashley (8:20)

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** - 3/16/06 - Next meeting

3. Administrative Issues

NOD due dates: Becker - 4/17, Jacobson & Cook - May 1

Future Schedule & Agendas

April 20 - White SD, Bull Pine SD,

May 4 - Congregational Church SPR

May 18 - Review suggested changes for subdivision regulations

Future Agenda items:

Introductory letter to Applicant, Interested Parties and Public - Drafts distributed

DRB Support - Planning Office tasks.- Draft distributed

UVLC

4. Public Hearings -

#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. (Continued from May 2, 2006)

Members Participating: Lawe, Teeter, Ciccotelli, Dean.2 Butler recused

Applicant: Watt Alexander

Interested Parties: None

Documents Submitted:

Application

Survey

GIS Plan, Density Calculation Sheet & Questionnaire

Proposed Conditions - Revised 3/16/06

Letter from Robert Carter PE - 2/6/06

Waiver Request - 12/15/05 Email

Site Visit - 2/19/06 - Alexander, Dechert, Dean, Teeter, and Lawe

The proposed Boundary Line Adjustment consists of relocating a 10-acre lot created by subdivision in 2003 to a location that conforms to existing deed restrictions. The lot was moved away from a stream.

The 120 acre lot will not be subdivided in the future and it is the intention of the owners and the applicant to transfer development rights other than one single family home to a land trust

prior to closing. The applicant agreed that conditions regarding the development envelope and recording the mylar may be contingent on transfer of development rights.

The board reviewed the proposed conditions and compliance with Section 3 criteria..

The hearing was continued to April 20, 2006 at 7:15 PM by unanimous consent.

#66BSUB05 - Final Plat Review of Subdivision Application by Robert and Sheila Vinikoor to divide Lot 10-018 into two lots of .7 and 1.2 acres on 297 Beaver Meadow Road

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

Applicants: Robert Vinikoor

Additional documents submitted:

Response to the Recommendations

Email from Darryl Calkins

Revised Plat

The board reviewed the documents and plans submitted by the applicant. It was noted that the Municipal Impact statement from the Fire Department was missing. The new development is directly across the street from a municipal hydrant and the driveways are short and level.

Dean moved to close the hearing. The motion was seconded by Ciccotelli and passed 5-1 (Ashley against).

The NOD will be due May 20, 2006

The meeting was adjourned at 9:00 PM

Phil Dechert

APPROVED 4/20/06