

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

May 4, 2006

Tracy Hall Meeting Room

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

Members not present:

Alternates present: Christopher Ashley (8:25 PM)

Alternates not present: Eric Friets, **Clerk:** Phil Dechert

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

2. **Minutes** - 4/20/06 - Approved with changes

3. Administrative Issues

Future Schedule & Agendas

May 18 - Review suggested changes for subdivision regulations

June 1 - White

June 15 - ?? Dechert and Lawe out of town

DRB Introduction letters - Applicants, IPs, Public - Approved for distribution

Planning Office Support for DRB - Draft by Katucki approved by unanimous consent. A copy will be sent to the Town Manager.

4. Public Hearings -

#14SPR06 - Site Plan Review Application by the Norwich Congregational Church UCC for renovation and addition to meeting space at 15 Church Street, Lot 20-263.

Members Participating: Lawe, Teeter, Dean, Katucki, Butler, Ciccotelli, Gibson

Applicant: Douglas Moore - Pastor, Hunter Ulf and Chris Blood - UK Architects

Interested Parties: None

A site visit prior to the hearing was attended by Lawe and Dechert.

Doug Moore gave an overview of the renovations and structural improvements to the sanctuary which is not part of this application. The addition to the back of the church and the renovation of the existing space will improve the accessibility and provide additional bathroom, office, and meeting space to accommodate existing uses. There is no plan for additional uses or to accommodate more people. There will be an 18% increase in the net area with the balance of additional space utilized for access and code requirements.

Based on the preliminary results of a boundary line survey, the plans have been revised to eliminate the need for a variance. Also, the additional parking spaces shown on the plans may not be created until later. It was suggested that the project could be approved without the parking and the Church could come back later if needed.

The Board reviewed the plans under the Section 6 and Section 11 criteria. The board would like to see:

- \$ Revised plan without parking
- \$ Detailed Landscape Plans
- \$ Elevation showing height of addition
- \$ Revised boundary survey

The hearing was continued to May 18, 2006 by unanimous consent.

#15BSUB06 - Preliminary Plat Review Application by Geraldine M. Jacobson to divide the portion of Lot 10-012 on the south side of Bragg Hill Road into two lots of 3 acres and 26 acres.

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

Applicant: Geraldine M. Jacobson, Daniel Johnson - Architect

Interested Parties: Karen Kniffen - 509 Bragg Hill Road
James & Betsy Wooster - 160 Happy Hill Road
Jean Bollinger - 614 Bragg Hill Road

A site visit prior to the hearing was attended by Lawe, Dean, Butler, Ciccotelli, Gibson, Dechert, Daniel Johnson and Gerry Jacobson. The new driveway will follow the edge of the woods to the house site. The new house will be between two ridges and probably not visible from Bragg Hill Road.

The conservation easement on the property limits development to one new three-acre parcel within a designated six-acre area. The proposed new three-acre lot complies with this requirement. The development envelope excludes the steeper area on the new lot. The new driveway access will be 40 -50' south of the boundary line. The utilities may need to start on utility poles to cross the town road and then go underground.

After reviewing the additional Section 3 criteria, the Preliminary Plan Review hearing was closed by unanimous consent.

The Preliminary Plan Review Determination will be due by June 18, 2006

#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 April 20, 2006 to receive additional documents)

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

Applicant: Tim Rockwood - Consultant

Interested Parties: Peg Merrens , John Kopper

Additional Documents: Fire/Rescue/Emergency Medical Services Review, Revised 5/4/06

Tim Rockwood stated that the applicant had requested the Norwich Fire Department to consider endorsing the plans without sprinklers, but they had not agreed. He requested that the board defer the sprinkler-road grade issue to the final hearing.

Peg Merrens expressed concern that there should be adequate with fire protection.

The Preliminary Review hearing was closed by unanimous consent.

The Preliminary Plan Review Determination will be due by June 18, 2006

#16BSUB06 - Preliminary Plan Review Application by Robert J. McLaughry, applicant, and Robert J. and Susan E. McLaughry, landowners, to divide Lot 10-004.11 at 873 Bragg Hill Road into three lots of 5.8, 10.6, and 10.8 acres.

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

Applicant: Rob McLaughry, Tim Rockwood - Consultant

Interested Parties: Peter Holzberger - 835 Bragg Hill Road
Candace Nattie - 965 Bragg Hill Road

Michael & Barbara Hall - 1005 Bragg Hill Road

A site visit prior to the hearing was attended by Lawe, Dean, Butler, Ciccotelli, Gibson, Dechert, and Rob McLaughry

In describing the proposed plan, Tim Rockwood stated:

- § There are a view easement and a no-build zone on the existing parcel that expire in 2016.
- § The property is not in current use
- § No waivers have been requested
- § Portions of the property are hayed once a year.
- § Adequate sites for wastewater systems have been identified on each proposed lot.

The Board reviewed the proposed plan under the Section 3 criteria. An issue of concern was the placement of a development envelope on Prime Agricultural soils and the dividing up open land with agricultural soils. Some Board members expressed a desire to see a plan that would better maximize open space.

The Preliminary Review hearing was closed by unanimous consent.

The Preliminary Plan Review Determination will be due by June 18, 2006

The meeting was adjourned at 10:15 PM
Phil Dechert

APPROVED 5/18/06