

**NORWICH DEVELOPMENT REVIEW BOARD
MINUTES**

June 1, 2006

Tracy Hall Meeting Room

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

Members not present: Shep Butler, Lucy Gibson

Alternates present: Christopher Ashley

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

1. The meeting was called to order by John Lawe, Chair at 7:13 PM

2. **Minutes** - 5/4/06 - Final Draft approved. 5/18/06 - Approved with changes

3. Administrative Issues

§ Future Schedule & Agendas

§ June 15 - UVEC

§ July 6 - Valley Subdivision

§ “Norwich Planning Report” prepared by TRORC - Brief discussion

4. Public Hearings -

#2BSUB06 - Preliminary Plan Review of a Major Subdivision Application by Richard & Linda White to divide Lot 03-050 into 4 lots of 3.3, 9.7, 15.5, and 47.2 acres on Stagecoach Road.

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

Applicants: Linda and Rick White, John Thetford - PE, Paul Gillies - Attorney

Interested Parties: Darryll Thompson - 1448 Beaver Meadow Road

(not participating)

Ashley reported that he had listened to the tape of the 4/20/06 hearing.

Additional Documents:

Checklist for Development Envelopes, from John Thetford - 5/24/06.

Fire/Rescue/Emergency Medical Services Impact Review – 6/1/06

Discussion included the following:

Wetlands - There are no Class II or mapped wetlands. See letter from Erin Haney

Proposed pond will be 50' from road and 130' from the Lot 3 DE.

The proposed driveway to Lot 4 will follow an old logging road across slopes greater than 25%. The maximum grade of the driveway will be 13% for 150 feet. A route across slopes of less than 25% will result in a steeper driveway grade according to the John Thetford.

Based on a review of the plans by Forrest Hammond, a State Wildlife Biologist, there are no significant wildlife habitat issues. John Thetford spoke with Hammond by phone.

The Fire/Rescue/Emergency Medical Services Impact Review issued by the NFD indicated some conflicts with their guidelines that will need to be resolved.

Feasibility of placing utility lines underground was discussed. The applicants indicated that it would be prohibitively expensive. They will provide more information.

The applicants will also need a table showing compliance with Norwich Private Highway Specifications at each driveway intersection, wastewater and water supply letter from John Thetford, and a draft agreement for maintenance of common road and dry hydrant.

The hearing was closed by unanimous consent.

The PPRD will be due by July 15, 2006.

The meeting was adjourned at 9:35 PM
Phil Dechert

APPROVED 8/17/06