

**NORWICH DEVELOPMENT REVIEW BOARD
MINUTES**

July 6, 2006

Tracy Hall Meeting Room

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

Members not present:

Alternates present: Christopher Ashley

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

Note: Chris Katucki & Shep Butler have resigned from the Board

1. The meeting was called to order by John Lawe, Chair at 7:11 PM

2. Election of Officers

John Lawe was elected Chair and Nancy Dean was elected Vice-Chair by unanimous consent.

3. Minutes - 6/1/06 - Review deferred to 7/20/06

4. Administrative Issues

§ Future Schedule & Agendas

July 20 - Continuation of July 6 hearings if needed.

The need for new members, the Simpson case, and sending out applicant follow-up letters were discussed

5. Public Hearings -

#35BSUB06 - Final Plan Review of a Minor Subdivision Application by Clifton D. Valley, Executor, Estate of Clifton N. Valley, to divide a portion of Lot 15-007 on Newton Lane and Joshua Road into two lots of approximately 34.1 and 43.4 acres.

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

Applicants: Skip Nalatte - Hathorn Surveys

Interested Parties: Peter White - 850 Newton Lane
 Ed Brisson - 640 Newton Lane
 Peter Ireland - 730 Newton Lane
 Tom Valley - 136 School Street, Lebanon NH

Additional documents:

Email from Norwich Fire Department - 7/6/06

Development Envelope Checklist prepared by Dechert - 7/6/06

The site visit prior to the hearing was attended by Nalatte, Dechert, Lawe, Teeter, and Dean

Nalatte explained that the purpose of the subdivision was to settle an estate and there were no specific development plans for the two lots. The application is designed to show that there is access, septic capacity, and a potential house site conforming to the criteria on each lot, but the applicants realize that modifications to the plans may require a permit amendment by the DRB at a later time.

All of Newton Lane in Norwich is a Class Four road that is maintained by the current residents under an informal agreement.

Issues discussed included, the limited potential for forestry or agriculture due to the extensive wetlands and the access to building sites by Class Four roads. The lot owners will need permission from the town to improve the roads.

Peter White requested that the Development Envelope on Lot 15-007 be further away from his property line. He also pointed out that the settling of the Valley estate may result in four new houses using the Class Four portion of Newton Lane, and that there is a steep section of road where Newton Lane turns onto Joshua Road. Nalette will look into reserving additional land at that intersection for future road improvements.

Peter Ireland would like a formal road maintenance agreement for Newton Lane.

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

#36BSUB06 - Preliminary Plan Review of a Minor Subdivision Application by William Lyons, Applicant, and Anne Montgomery, Landowner, to divide Lot 05-075 into 2 lots of 5 and 31 acres at 1183 Union Village Road.

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

Applicants: Bill Lyons - ABS Surveys, Ann Montgomery - Landowner, Jolin Kish - Consultant

Interested Parties: Sandra Virginia-Chase - 180 Pattrell Road

Additional documents:

Email from Norwich Fire Department - 7/6/06

Development Envelope Checklist prepared by Dechert - 7/6/06

The site visit prior to the hearing was attended by Dechert, Lawe, Teeter, Ashley, and Dean. There were tape markings showing the potential driveway route to the upper lot.

According to Lyons, the slopes inside the Development Envelopes are less than 15%. Additional contour information is needed for the area where the driveway is to be built. A waiver will be required for crossing slopes greater than 25%.

The board indicated that screening should be maintained between Lots 1 & 2 and the house site should be setback to limit impact on the Union Village Road Scenic Resource Area.

Lyons was asked to provide additional slope and grade information for the driveway to Lot 2.

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

#15BSUB06 - Final 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, Ashley, Ciccotelli, Gibson

Applicants: Gerry Jacobson - Landowner, Daniel Johnson - Consultant

The board reviewed the responses to the recommendations in the Preliminary Plan Review Determination. The applicant requested to only survey the new 3 acre lot.

The hearing was closed by unanimous consent.

A Notice of Decision is due by August 20, 2006.

The meeting was adjourned at 9:45 PM

Phil Dechert

APPROVED 8/17/06