

# NORWICH DEVELOPMENT REVIEW BOARD MINUTES

**July 20, 2006**

Tracy Hall Meeting Room

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

**Members not present:** 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 7:10 PM

2. **Minutes** - 6/1/06 and 7/6/06 Review deferred to 8/3/06

**3. Administrative Issues**

§                      Future Schedule & Agendas

§                                      August 3 - May not need a meeting. No hearings scheduled.

§                      Training - The Town Manager’s memo regarding training for the DRB and Planning Commission was discussed. There were questions regarding the agenda and if a combined training session with the PC would be beneficial.

**4. 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

Applicants: Skip Nalatte - Hathorn Surveys

Interested Parties:     Peter White - 850 Newton Lane  
                                 Peter Ireland - 730 Newton Lane

Additional documents:

Revised Subdivision Plan - 7/20/06

All of Newton Lane in Norwich is a Class Four road that is maintained by the current residents under an informal agreement. The applicant agreed that the owners of the new lots should participate in the maintenance of the Class 4 portions of the town roads along with the existing owners once the new lots are developed.

The triangle of land at the junction of Newton Lane, Cossingham Road, and Joshua Road is now shown on the survey as town right-of-way to facilitate future road improvements to accommodate the grades.

Zoning permits for development on the new lots shall not be issued until septic and access permits have been issued, compliance with NSR §3.6(b) fire protection issues have been resolved, and the required improvements to the class 4 roads have been made and approved by the town.

The hearing was closed by unanimous consent.

A Notice of Decision is due by September 3, 2006

**#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

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

Interested Parties: None

Additional documents:

Revised Subdivision Plan 7/20/06

The revised plans show the proposed road grades of the driveway to Lot 2 at generally 14% or less except for approximately 155' with grades up to 17%. The existing slopes of some of the areas that will need to be disturbed for installation of the driveway exceed 25% and are as steep as 40%. A waiver will be required for development on slopes greater than 25%. Members of the Board were concerned that it may not be possible to develop a driveway where proposed. More detailed plans with finished grades and erosion control measures may be required.

The hearing was closed by unanimous consent.

A Preliminary Plan Review is due by September 3, 2006.

### **5. Boundary Line Adjustments**

Information was distributed regarding two requests for Boundary Line Adjustments that will be considered at the next meeting:

Amelia Emerson and Suzanne Stofflet - 1717 & 1729 US Route 5 North

Transfer approximately 10,000 SF from Lot 06-060 to Lot 06-061

Douglas Gest Restorations - Kerwin Hill Road

Eliminate Lot 05-115.2 and re-align the boundaries of Lots 05-115.1 and 05-115.3.

The meeting was adjourned at 9:45 PM

Phil Dechert

*APPROVED SEPTEMBER 21, 2006*