

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

October 19, 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

1. The meeting was called to order by John Lawe, Chair at 7:15 PM

2. **Minutes** - 10/5/06 - Approved as submitted

3. Administrative Issues

Future Schedule & Agendas

§ November 2 - Simpson Final Plan Review & Subdivision Changes

§ November 2 - ??

MAPA - The Selectboard have decided to revisit the adoption of the Municipal Administrative Procedures Act (MAPA) and will be looking for comments from the DRB. The Town Manager will form a group to advise the Selectboard. Information will be distributed for the next meeting.

4. Public Hearing -

#89BSUB04 & #90PRD04- Final Plan Review for Subdivision & Planned Residential Development Applications by Simpson Development Corporation, applicant and landowner, to divide Lot # 20-243.1 on Main Street into two lots of approximately 2.11 and 1.84 acres and construct five attached town houses.

Members Participating: Lawe, Teeter, Dean, Ciccotelli, Gibson, Ashley
Applicant: Dennis Marquise - Simpson Development Corp., Jay Barrett - Architect, Chris Holzworth - Hathorn Surveys.

Interested Parties: There were no abutters present. The following were given preliminary approval as Interested persons:

- Beth Barrett - 39 Elm Street
- Dick & Robin Brooks - 31 Elm Street
- Stuart Richards - 82 Elm Street

The applicants and interested persons were sworn in.

The Zoning Administrator submitted the following list of documents and exhibits: Submissions & Exhibits

A - Application

- A-1 Letter from SDC 8/11/06
- A-2 Prospective drawing in color
- A-3 Proposed *Declaration of Norwich Condominium*
- A-4 Memo to Dennis Marquise from Frank J. Barrett, Jr. 8/16/06
- A-5 Letter and light fixture cut sheet from SDC 9/13/06
- A-6 Set of 12 Plans - full size) Site Plan for SDC - September 2004 - Hathorn

- A-7 Set of 12 Plans 11" x 17" Site Plan for SDC - September 2004 - Hathorn
 - A-8 Set of three drawings (full size) Elevations - November 2004 - Church & Barrett
 - A-9 VT Wastewater System & Potable Water Supply Permit - WW-3-1219 9-29-06
- B - Submissions from Zoning Administrator
- B-1 VT Environmental Court Judgement & Decision - Docket No. 54-3-05 Vtec 6/27/06
 - B-2 Notice of Decision #89BSUB04 Preliminary Plan Review Approved 10-28-04
 - B-3 Notice of Decision #89BSUB04 Intermediate Plan Review Denied 3-4-05
 - B-4 ZA Report with proposed conditions 10-19-06

Dennis Marquise discussed the Final Plan Review submissions. The Vermont Environmental Court decision approved the subdivision and PRD plan as submitted for the Intermediate Plan Review. The following issues were discussed.

1. The only changes in the plans submitted for Final Plan Review from those the DRB reviewed in the Intermediate Hearing and the Environmental Court approved are minor ones related to changes in the state storm water and wastewater regulations.
2. Tree cutting - The existing trees are outside of the Development Envelope. There will be no significant cutting of trees outside of the DE. The conservation easement will control this.
3. The final version of the *Declaration of Norwich Condominium* with covenants will be ready for review before a Certificate of Completion is issued by the ZA.
4. The easement for the trail can either be held by the Town or the Upper Valley Land Trust or both.
5. The storm water control plan for Parcel "A" meets state criteria although a state permit is not required. The catch-basin system is designed for a 50 year event and there is a required maintenance schedule in the condominium documents.
6. The building design on the construction drawings will not deviate from the submitted design drawings .
7. The building height calculation will need to be updated and certified in an "as built" document prior to the issuing of a Certificate of Completion.
8. Although the submitted landscaping plan was approved by the court, the applicant is willing to have the plan reviewed by a local landscape architect and make modifications to improve the plan using native species.

Stuart Richards commented that well designed landscaping could reduce the visual impact of the building.

There needs to be additional discussion on the landscaping plan modifications.

The hearing was continued to November 2, 2006 at 7:30 PM by unanimous consent.

The meeting was adjourned at 9:45 PM

Phil Dechert

APPROVED 11/2/06