

**NORWICH DEVELOPMENT REVIEW BOARD  
MINUTES**

**November 2, 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** - 10/19/06 - Approved as submitted

**3. Administrative Issues**

Future Schedule & Agendas

§ November 16 - Simpson Final Plan Review & Subdivision Changes

§ December 7 – New applications

MAPA - Information regarding MAPA was distributed to members prior to the meeting. The Town Manager will form a group to advise the Selectboard on whether to adopt MAPA for DRB Hearings. DRB members will be invited to join this group. Lawe and Dechert will update research on MAPA’s use in other towns.

**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, Ashley

Applicant: Dennis Marquise - Simpson Development Corp.

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

Stuart Richards - 82 Elm Street

The applicants and interested persons were sworn in.

Additional Documents Submitted:

- A-10 Letter from SDC 10/30/06
- A-11 Picture of proposed fence
- A-12 Wastewater System and Potable Water Supply Permit – WW-3-1219 -9/29/26
- A-13 Letter from Jack Rossi with attachments 10/26/06
- A-14 Estimate of cost of planting material 10/24/06

The proposed conservation easements will be held either by the town, the UVLT, or both. The details have not been worked out. Ashley requested that a condition be included in the

decision to ensure the enforcement of the conservation easements for both the public access trail and Lot 2..

Although the details of the bond for landscaping will need to be worked out by the applicant, the Zoning Administrator, and the Town Manager, the Board wants to make sure that the funds are more than adequate for maintaining and replacing trees or plants that fail within the first two years in addition to plantings not installed at the time of occupancy.

The Board expressed concern that the excavation for the lower driveway may impact the existing trees west of the proposed building. Marquise stated that he would get a letter from the site plan designer stating that these trees would not be affected by construction and that the bases of the trees were not higher than the driveway.

By unanimous consent, the hearing was continued to November 16, 2006 at 7:30 PM to receive the additional information.

The meeting was adjourned at 8:25 PM

Phil Dechert

*APPROVED 11-16-06*