

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

November 16, 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** - 11/2/06 - Approved with minor change.

3. Administrative Issues

Future Schedule & Agendas

- December 7 – Becker SD Final review, Caulo SD Preliminary Review. Site Visit 4 PM, Caulo, 96 Hopson Road.
- December 21 – No Meeting.

MAPA - Dechert suggested that the town should consider only using “on the record” appeals for applications with more significant impacts such as Major Subdivisions, PRD/PUDs and commercial projects. The town could use “de novo” review for the others. Lawe and Dechert will continue to 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. (Continued from 11-2-06)

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

Applicant: Dennis Marquise - Simpson Development Corp.

Interested Parties: There were no abutters or other interested persons present.

Additional Documents Submitted:

Letter from SDC - 11/13/06.

Drawing #14 Cross Sections 9/15/06.

Submitted by ZA:

State of Vermont Land Use Permit # 3W0970, issued 11/2/06.

Drawing #14 shows the relative elevations of the proposed driveway and the trees west of the building. The trees are down-slope from the driveway. Drawing #4 shows a silt fence in this

area. All development and disturbance will be east of the silt fence. Concern was expressed regarding protecting any mature trees from damage during construction.

The details of the performance bond for installation and maintenance of landscaping will be worked out by the Applicant, Town Manager, and Zoning Administrator. The DRB will review a draft prior to the execution of the agreement. The DRB would like the bond to cover the cost of materials (\$16,000+), installation (70% of materials), and a 10% contingency reserve.

The Board expressed concern with the appearance of the exterior light fixtures. Marquise said that it was hard to find good looking fixtures that complied with Act 250 criteria and were appropriate for the proposed style of building. He will continue looking and will submit new designs along with the revised landscaping plans.

Marquise requested the final wording and recording of the conservation easements for Lot 2 and the trail be tied to the Certificate of Compliance rather than the issuing of a building permit due to issues with the pending sale to a local group.

There was a discussion of alleged compliance issues Simpson Development has in other towns regarding tree cutting.

Ciccotelli moved to close the hearing. The motion was seconded by Teeter and passed 4-1 (Dean against).

The meeting was adjourned at 9:00 PM.

Phil Dechert

Approved 12-07-06