

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

December 7, 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

Others: George Loveland, Arline Rotman

1. The meeting was called to order by John Lawe, Chair at 7:08 PM

2. **Minutes** - 11/16/06 - Approved

3. Administrative Issues

Future Schedule & Agenda

§ December 21 – No Meeting

§ January 4 – Subdivision revisions; Deliberations

4. Public Hearing -

#3BSUB06 - Final Plan Review of a Minor Subdivision Application by Buck Becker, applicant and landowner, to divide Lot 10-109.1 into 2 lots of 2 and 15.97 acres at 444 Turnpike Road.

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

Applicant: Zane Rodriguez – Agent, Catherine Scott - Attorney

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

Documents Submitted by Applicant:

Analysis of Becker Bridge – Ruggles Engineering Services 6-12-06

Letter from Catherine Scott addressing Preliminary Plan Review Determination 11-14-06

Subdivision Plan – ABS Surveys, Revised 5-1-06

Submitted by ZA:

Norwich DRB Preliminary Plan Review Determination 4-14-06

Norwich Fire Department Municipal Impact Review 4-19-06

Catherine Scott reviewed her letter addressing the “Recommendations for Proposed Changes to Application” in the Preliminary Plan Review Determination issued 4-14-06. It was suggested that there should be a notation on the final plat emphasizing that Lot 2 may not be developed prior to the approval of a development envelope by the DRB.

Ashley moved to close the hearing. The motion was seconded by Teeter and passed 5-0

#73BSUB06 - Preliminary Plan Review for a Minor Subdivision Application by John Caulo, applicant and landowner, to divide Lot # 20-031 at 96 Hopson Road into two lots of approximately 2.2 and 1.5 acres

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

Applicant: John & Debra Caulo

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

Documents Submitted by Applicant:

Application #73BSUB06 – 11/21/06.

Preliminary Subdivision Questionnaire dated 11/21/06.

Subdivision Sketch Plan prepared by Norwich Planning Office –

Submitted by ZA:

Density calculation sheet dated 5/26/06.

Checklist for development envelopes, from ZA dated 12/7/06.

Site Visit: There was a site visit at 4 PM prior to the hearing attended by Lawe, Teeter, Dean, Dechert, and John Caulo. Ciccotelli and Ashley had viewed the site earlier.

John Caulo described the proposed subdivision and neighborhood which includes the conserved Warner Meadows and many houses on lots smaller than those proposed in the application. In response to a question from the Board, Caulo stated he is not willing to agree to not further subdividing the land. Preliminary testing has been done for septic.

The proposed Development Envelope for Lot 2 may slightly overlap the mapped scenic resource area associated with Warner Meadow although the proposed development does not appear to impact views of Warner Meadow.

The Board suggested that the final plan review application show:

Utility rights-of-way

Existing and proposed septic

Driveway location and centerline grades

Additional Information needed:

Fire Department Impact Review

Driveway Access Permit

Conditions discussed included:

Maintaining trees behind Development Envelope for Lot 2

Erosion Control Plan

Dean moved to close the hearing. The motion was seconded by Ciccotelli and passed 5-0

The meeting was adjourned at 9:20 PM

Phil Dechert

APPROVED 1-4-07