

# NORWICH DEVELOPMENT REVIEW BOARD MINUTES

**March 1, 2007**

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, Jean Lawe

1. The meeting was called to order by John Lawe, Chair at 7:10 PM

2. **Minutes** - 1/4/06 - Approved as read.

### 3. Administrative Issues

Future Schedule & Agenda

- March 3 – “Get Off Our Duffs Day” Lawe & Teeter will attend.
- March 15 – Working Meeting to Review Draft Zoning Regulations.  
Members are requested to forward suggested changes, corrections, or questions of a minor nature to the Clerk to be included on a master list for the Planning Commission.
- Review proposed Zoning Regulations – Scheduled for March 15.
- Review proposed Subdivision Regulation Revisions – Deferred until after Zoning Regulation review.

### 4. Public Hearing

#5BSUB07 – Preliminary Plan Review of a Minor Subdivision Application by John E. and Kathleen K. Shepherd, applicant and landowner, to divide Lot 10-158 into 2 lots of 6.5 and 11.42 acres at 447 New Boston Road.

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

**Applicant:** Caleb & Jennifer Shepherd (representing John & Kathleen Shepherd)

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

### Documents Submitted by Applicant:

Application #5BSUB06 dated 2-13-07.

Preliminary Subdivision Questionnaire dated 2-14-07.

Subdivision Sketch Plans prepared by Norwich Planning Office.

Preliminary Subdivision Sketch Plans prepared by Todd Hill dated 2-9-07.

Revised Sketch “B” dated 3-1-07.

### Submitted by ZA:

Density calculation sheet dated 9-23-04.

Checklist for development envelopes, from ZA dated 3-1-07.

**Site Visit:** There was a site visit at 4:30 PM prior to the hearing attended by Teeter, Dean, Ashley and Dechert.

John Lawe reported that he was a friend of the family, but that this relationship would not affect his ability to judge the application based on the criteria alone.

The Board reviewed compliance with the regulations using the Questionnaire, Density Form and Development Envelope Checklist. The relocation of the driveway to Lot 2 will consume more area but will result in grades of 12% or less. The Driveway Access Permit may need to be amended.

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

The meeting was adjourned at 8:15 PM

Phil Dechert

*APPROVED 3-15-07*