

# NORWICH DEVELOPMENT REVIEW BOARD MINUTES

May 17, 2007

Tracy Hall Meeting Room

**Members present:** Stanley Teeter, George Loveland, Ernie Ciccotelli

**Members not present:** Lucy Gibson, John Lawe, Nancy Dean

**Alternates present:** Christopher Ashley, Arline Rotman

**Alternates not present:** Eric Friets

**Clerk:** Phil Dechert

**Others:**

1. The meeting was called to order by Christopher Ashley who volunteered to act as Chair at 7:10 PM

2. **Minutes** - 4-19-07 – Review deferred to next meeting

### 3. Administrative Issues

Future Schedule and Agenda

- June 7 – Shepherd Final Plan Review, White Preliminary Plan Review (continued)
- June 21 – ??
- July 5 – May be re-scheduled due to July 4th holiday
- July 19 – DRB Rules of Procedure Revision

Dechert reported that on May 9, 2007 the Selectboard adopted MAPA and “On the Record” Review for all DRB hearings starting with applications received after August 1, 2007. Dechert is working on updating recording equipment video and implementing better systems for tracking exhibits. There may need to be changes to the DRB Rules of Procedure.

### 4. Simpson PRD

Revised Landscaping Plans prepared by Jack Rossi and submitted April 24, 2007 pursuant to Condition #15 in the Notice of Decision were reviewed. Nancy Dean, George Loveland and Phil Dechert had met with Dennis Marquise and Jack Rossi on May 3rd and discussed the plans in detail. Dechert had also reviewed the revised plans with several other experienced landscape designers. The consensus of those reviewing the plan was that it is a vast improvement over the earlier plan and is appropriate for the village site. The consensus of the members was that the revised plans should be approved.

### 5. Public Hearing

**#21BSUB05** - Preliminary Review of Major Subdivision Application by Richard and Linda White to subdivide Lot 03-050 into 5 lots of 4.3, 8.8, 16.3, 15.1, and 32.5 acres located off of Beaver Meadow Road on Stagecoach Road.

**Members Participating:** Loveland, Teeter, Rotman, Ciccotelli, Ashley

**Applicant:** Rick & Linda White, John Thetford, PE, Paul Gillies, Attorney

**Interested Persons:** Rob & Allison McCormack, 365 Chapel Hill Road  
David Hubbard, 687 Chapel Hill Road  
(provisional interested person status)

**Document List:**

Submitted by Zoning Administrator

- Z-1 Decision and Order on Cross-Motions for Summary Judgment signed by Merideth Wright, Environmental Court Judge, Docket No. 265-12-05 Vtec, dated 3/19/07.
- Z-2 Judgment Order signed by Merideth Wright, Environmental Court Judge, Docket No. 265-12-05 Vtec, dated 4/2/07.
- Z-3 Judgment Order signed by Merideth Wright, Environmental Court Judge, Docket No. 175-7-06 Vtec, dated 5/7/07.
- Z-4 Fire/Rescue/Emergency Medical Services Impact Review for Richard C. and Linda E. White Subdivision, dated 5/17/07.
- Z-5 Density Calculation Sheet, prepared by Zoning Administrator dated 8/31/05, submitted 5/17/07.

Submitted by Applicant

- A-1 Common Driveway Covenants from Maureen Sullivan to Richard C. White, Jr. and Linda L. White, dated 4/19/02.
- A-2 Private Access Permit Application #1ACC04, Applicant Maureen Sullivan for Beaver Meadow Road, dated 1/22/04.
- A-3 Plans entitled "Richard C. and Linda E. White P.R.D. Off Beaver Meadow Road, Norwich, Vermont," Site Sheets 1-3, by John H. Thetford & Associates, Inc., dated April, 2006.
- A-4 Letter from John H. Thetford regarding soil testing, dated 4/17/07.
- A-5 Memo from John H. Thetford regarding Answers to DRB Preliminary Plan Review, dated 4/27/07.
- A-6 Photos from Berry Property taken on 11/5/05, submitted 5/17/07.

Submitted by Interested Persons:

- IP-1 Letter with attachment from David W. Hubbard to the DRB dated 5/17/07.

David Hubbard was granted provisional interested person status based on living in the neighborhood but it was not clear what effect the proposed development would have on his property.

John Thetford presented the proposed subdivision plans much of which is substantially the same as plans submitted with earlier applications.

- Five lot density is based on the calculations originally submitted in 2005 and re-checked by the Zoning Administrator
- Each lot has been tested for onsite wastewater and water supplies. Plans will be submitted to the state after Preliminary Plan Review.
- The Development Envelope on Lot #3 is the only one with slopes over 15%.
- A letter from Forrest Hammond, ANR Wildlife Division, regarding the impact of this development on wildlife habitat will be submitted by the applicant.

- Land including proposed Lots 4 & 5 is in the State Current Use Program.
- Woodland clearing will only occur at building sites and roads.
- The project will require a state stormwater permit.
- Utilities will be above ground along Stagecoach Road and underground along driveways to individual houses.

The Norwich Fire Chief submitted a Fire/Rescue/Emergency Medical Services Impact Review the day of the hearing. The applicants and Board had not had sufficient time to read and absorb the new information. Thetford stated that all new residences would have complying residential sprinkler systems. He also stated that it is not possible to not disturb 25% slope areas and keep the road grades within the guidelines for driveways or the specifications for private highways. Comments from the Fire Chief regarding the Sullivan subdivision fire pond are not relevant to the White application.

The applicants will meet with the Fire Chief to discuss the plan.

Rob McCormack, an abutter at 365 Chapel Hill, questioned the visual impact of the new homes and the utility lines. Pictures of the development area taken from his property and submitted with an earlier application were admitted as an Exhibit (A-6). Linda White stated that power lines to one house only needed to be buried 18" deep, but to multiple houses needed to be 4' deep. With extensive ledge it would be too expensive to bury all the lines.

David Hubbard submitted a letter (Exhibit IP-1) questioning the determination of density, the impact on wildlife, and the visual impact of development on Lots 4 & 5.

Paul Gillies commented that the determination of the maximum number of new lots had been addressed in the Environmental Court decision. He also stated that for a landowner to be qualified as an "interested person," the proposed development should have a direct effect on their property. He will provide some Environmental Court decisions addressing this.

A site visit will be scheduled prior to the next hearing.

The public hearing was continued to June 7, 2007 by unanimous consent.

The meeting was adjourned at 9:15 PM.

Phil Dechert

*APPROVED 6-7-07*