

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

June 7, 2007

Tracy Hall Meeting Room

Members present: John Lawe, Nancy Dean, Stanley Teeter, George Loveland, Ernie Ciccotelli

Members not present: Lucy Gibson,

Alternates present: Christopher Ashley, Arline Rotman

Alternates not present: Eric Friets

Clerk: Phil Dechert

Others:

1. The meeting was called to order by the Chair at 7:07 PM

2. **Minutes** - 4-19-07 – Approved with changes, 5-17-07 – Approved with no changes

3. Administrative Issues

John Lawe, Chair requested that the Clerk check on the status of the Bull Pine Application. The 12 month limit for submitting an Intermediate Plan Review application is about to expire.

Future Schedule and Agenda

- June 21 – ??
- July 5 – May be re-scheduled due to July 4th holiday
- July 19 – DRB Rules of Procedure Revision

Rules of Procedure – The Clerk distributed a draft of proposed revisions to the DRB Rules of Procedure for discussion on July 19.

4. Public Hearing

#5BSUB07 – Final 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 5.23 and 12.48 acres at 447 New Boston Road.

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

Applicant: John & Kathleen Shepherd

Interested Persons: None

Additional Documents Submitted:

Z-6 Final Plan Review Information #5BSUB07 prepared by Phil Dechert dated 6-7-07.

Z-7 E-mail from Neil Fulton regarding Norwich Fire Department review of Shepherd Subdivision dated 5/31/07.

A-4 Plot Plan for John & Kathleen Shepherd prepared by Todd Hill dated 5-11-07.

A-5 Subdivision Plan for Land for John E. & Kathleen K. Shepherd by ABS Surveys, LLC dated 5-20-07.

A site visit prior to the hearing was attended by Teeter, Loveland, Rotman, Dechert, and Kathleen Shepherd. The driveway was roughed in at a new location that did not require a loop to the north. The grade appeared to be 12% or less.

The Board reviewed the responses to the Recommendations for Proposed Changes and Requests for Additional Information in the Preliminary Plan Review.

- A) The applicant indicated that they intend to place the utility lines underground but that they do not specific quote on the cost from the electrician.
- B) The driveway as built has been inspected and approved by the Highway Administrator but a written amendment to the permit has not been submitted. Teeter stated the size of the culvert installed is smaller than what was required in the original access permit.
- C) Septic Plans have been submitted to the state with a copy to the town.
- D) The Revised Final Plan with development envelopes was submitted.
- E) The driveway plan for Lot 2 that was submitted did not depict the final location of the driveway and the grades.
- F) Municipal Impact Report from the Norwich Fire Department was submitted.

The Board decided that plans for the driveway and an amendment to the Driveway Access Permit needed to be submitted prior to closing the hearing.

The hearing was continued to June 21 by unanimous consent.

#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.

At the request of the Chair, Ashley presided over the hearing.

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

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

Interested Persons: David Hubbard, 687 Chapel Hill Road – Representing the Norwich Conservation Commission

Document List:

Submitted by Zoning Administrator

Z-6 Memo from Neil Fulton regarding highway/driveway slope waiver dated 5/30/07.

Submitted by Applicant

A-7 Letter from Paul Gillies regarding waiver of burying utility lines and waiver of driveways/roads, dated 5/29/07.

A-8 Letter from Paul Gillies regarding waiver of disturbance of slopes greater than 25% dated 6/1/07.

A-9 E-mail from Paul Gillies including cases describing the meaning of “immediate neighborhood” as it pertains to “interested person” status dated 6/6/07.

A-10 Revised Plans by John H. Thetford & Associates,

A-11 Letter from Forrest Hammond, District Wildlife Biologist, ANR 5-26-07

A-12 Letter from Michael Adams, Department of the Army, Corps of Engineers 4-17-07

Submitted by Interested Persons:

IP-2 Memo & Four Maps – Ag Land, Septic Suitability, Slopes, Core Habitat - Norwich Conservation Commission 6-1-07

A site visit prior to the hearing was attended by Teeter, Loveland, Rotman, Ashley, Dechert, John Thetford, Linda and Rick White. The participants walked the old logging road that is the proposed location for the access road to Lots 4 & 5.

John Thetford presented the revisions to the proposed subdivision plans in which the two driveways to Lots 4 & 5 with 16% grades are replaced by an access road with 12% grades. Although the proposed location of the access road crosses slopes in excess of 25%, the road will follow an existing plateau created by an old logging road. The applicants and the Fire Chief thought this alternative would be a better solution than trying to reduce the grades of the previous route. The applicant submitted waiver requests for crossing the 25% slopes. (A-8) A memo from the Norwich Fire Chief supporting the route change was also submitted (Z-6).

Another waiver request was submitted for running utility lines above ground along the private road. (A-7) Utility lines from the road to the individual houses will be buried.

The development envelope on Lot 3 will be the only development envelope with slopes over 15%. The project will require a state stormwater permit.

Thetford submitted a letter from Forrest Hammond, District Wildlife Biologist, ANR indicating that the state database did not indicate significant issues relating to wildlife (A-11). He also submitted a letter from Michael Adams, Department of the Army, Corps of Engineers, stating that no wetlands permit was required (A-12).

David Hubbard, representing the Norwich Conservation Commission, submitted four GIS maps of the property. He expressed concern that the proposed development was in an active wildlife corridor.

The public hearing was closed by unanimous consent.

The meeting was adjourned at 9:40 PM.

Phil Dechert

APPROVED 7/19/07