

# NORWICH DEVELOPMENT REVIEW BOARD MINUTES

**July 19, 2007**

Tracy Hall Meeting Room

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

**Members not present:**

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

**Alternates not present:** Eric Friets

**Clerk:** Phil Dechert

**Others:** Jack Candon, Tom Candon

1. The meeting was called to order by the Chair at 7:05 PM

2. **Minutes:** June 7, 2007 approved with changes, June 21, 2007 approved as written

### 3. Administrative Issues

- Future Schedule & Agendas
  - August 2 - ?? (If needed)
  - August 16 – Subdivision Regulations
- Rules of Procedure revisions – Deferred to next meeting – Lawe distributed some additional recommended changes.
- Revision of Subdivision Regulations – Deferred to August 16.
- Other administrative issues:  
The Clerk will send additional copies of draft minutes to be approved with the meeting agendas.

The Clerk will request a meeting for the DRB with the Planning Commission when the subdivision regulations will be reviewed.

### 4. Public Hearing – 7:30 PM

**#36BSUB06** - Final Plan Review of a Minor Subdivision Application by Charlie Hirshberg, CLD Consulting Engineers, Applicant, and Anne Montgomery, Landowner, to divide Lot 05-075 into 2 lots of 5.74 and 30.36 acres at 1183 Union Village Road.

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

**Applicant:** Charlie Hirshberg - CLD Consulting Engineers, Anne Montgomery

**Interested Persons:** None

Documents Submitted:

1. Final Subdivision Review plans prepared by CLD Consulting Engineers - 6/07.
2. Driveway Access Permit 1ACC07 - 6/18/07.
3. Email from Neil Fulton, Deputy Fire Chief, NFD - 6/21/07.
4. Final Plat Submittal from CLD Consulting Engineers - 6/21/07.
5. Revised Preliminary Subdivision Questionnaire signed by CLD Engineers, Inc. - 7/2/07 (Received).

6. Subdivision Plan prepared by ABS Surveys - Bill Lyons - 5/22/06, revised 7/20/06 and 7/14/07.
7. Checklist for Development Envelopes prepared by ZA - 7/18/07.
8. Driveway Waiver Request CLD Engineers, Inc. - 7/19/07.
9. Overhead Utility Waiver Request CLD Engineers, Inc. - 7/19/07.
10. Septic Design Statement CLD Engineers, Inc. - 7/19/07.

Site Visit – A site visit prior to the hearing was attended by Lawe, Dean, Teeter, Loveland, Rotman, Dechert, and Charlie Hirshberg.

The proposed development envelope and driveway for Lot 2 has been significantly changed from the location shown in the preliminary plan review and is now closer to Union Village Road. By avoiding the steeper slopes, the driveway will now meet the NFD recommendations. The proposed house site is on a slope between two terraced areas allowing a walk-out basement. The driveway will traverse some slopes over 25%. A waiver request was submitted. Hirshberg explained that it would be impossible to completely avoid some slopes over 25% without locating the house closer to the road which would not be in compliance with the scenic resources concerns and would result in a less safe driveway access location.

Another waiver request was submitted for allowing the utility line to be overhead due to ledge and maintaining the woodland buffer between the road and the house site. The Chair accepted both waiver requests for consideration by the Board.

Details of stormwater erosion control are on the plans and include matting and stone riprap in ditches. Fire hydrants are more than 5000 feet from the site; therefore any house over 1500 square feet will require a fire sprinkler system in compliance with NSR 3.6(B).

The Board had questions regarding the waiver request for development on slopes exceeding 25%. The Board wants to know where this would occur, how much the slopes are over 25% and how long these sections are. An explanation of the hardship is also requested. The applicant may use the proposed definition of slope in the proposed zoning regulations to calculate slope.

Ciccotelli moved to continue the hearing to August 2, 2007 at 7:30 PM. The motion was seconded by Dean and passed 6-0-1.

The meeting was adjourned at 9 PM.

The Board entered deliberative session.

Phil Dechert

*APPROVED 8-16-07*