

# NORWICH DEVELOPMENT REVIEW BOARD MINUTES

**August 2, 2007**

Tracy Hall Meeting Room

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

**Members not present:** George Loveland

**Alternates present:** Arline Rotman

**Alternates not present:** Eric Friets, Christopher Ashley

**Clerk:** Phil Dechert

**Others:** Jack Candon, Tom Candon

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

2. **Minutes:** July 19, 2007 not ready.

### 3. Administrative Issues

- Future Schedule & Agendas
  - August 16 – Rules of Procedure & Subdivision Regulations
  - September 6 – White Intermediate Plan Review
- Rules of Procedure revisions – Using 6-7-07 Draft and Lawe changes of 7-19-07
  - #307 – Add “Clerk shall prepare draft minutes within five days of each meeting and shall make them available for inspection in the Zoning and Planning Office. The clerk shall circulate minutes of each meeting to the members at least 72 hours before the next meeting. Copies of .....”
  - #402 – Add at end of second paragraph before last sentence: “Board members may offer advice concerning the perceived need for a member to recuse themselves.”

Discussion will continue on August 16.

### 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. (Continued from July 19, 2007).

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

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

**Interested Persons:** None

Documents Submitted:

16. Driveway Waiver Request CLD Engineers, Inc. Revised – 7/30/07.

17. Drawing PC1, CLD Engineers, Inc, 25%+ slopes colored green – Submitted 8/2/07.

Hirshberg explained that the hardship requiring the waiver was that putting the house closer to the road would not be in character with the area, would conflict with scenic issues and would result in less safe access.

Hirshberg showed a version of the plan with the areas along the driveway over 25% shaded in green. (Exhibit #16) The portion of the proposed driveway crossing slopes over 25% would be 105 linear feet. The slopes crossed are just over 25% and do not exceed 30%. The proposed driveway route will allow for an undisturbed wooded area between Union Village Road and the house site. The potential erosion problems created by developing on slopes greater than 25% will be mitigated using erosion control systems such as matting.

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

A Notice of Decision shall be issued within 45 days- September 16.

The meeting was adjourned at 8:05 PM.

The Board entered deliberative session.

Phil Dechert

*APPROVED 8-16-07*