

**NORWICH DEVELOPMENT REVIEW BOARD  
MINUTES**

**September 6, 2007**  
Tracy Hall Meeting Room

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

**Members not present:** 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 the Chair at 7:08 PM

2. **Minutes** - 8-16-07 – Approved as read.

**3. Administrative Issues**

• Future Schedule & Agendas

- September 20 – No Hearings, No Meeting
- October 4 - Hearings

• Rules of Procedure revisions – 9-6-07 Draft

604(b) - Several changes were made:

..... The Board may grant “provisional interested person status” to a person requesting to be accepted as an interested person. A final decision regarding ~~their~~ that status ~~may~~ shall be made ~~at~~ by the end of the hearing. Signed petitions of ten persons owning land in the municipality ~~should~~ shall be submitted .....

Dechert will research if the testimony of a provisional interested person should be disallowed if they do not make interested person status.

**4. Public Hearing**

**#21BSUB05** – Intermediate Plan 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:** Lawe, Loveland, Teeter, Rotman, Ciccotelli, Ashley

**Applicant:** Rick & Linda White, Brad Rutterman PE – John H. Thetford & Associates, Paul Gillies - Attorney

**Interested Persons:** None

**Document List:**

Submitted by Zoning Administrator

Z-7 Preliminary Plan Review –Development Review Board, dated 7-23-07

Submitted by Applicant

A-14 Letter from John Thetford regarding responses to DRB Preliminary Plan Review

requests A-E, dated 7-31-07.

A-15 Road Profile Plan by John H. Thetford & Associates, revised date 7-31-07.

A-16 E-mail from John Thetford regarding proposed road to Lots 4 and 5, dated 8-2-07.

A-17 Letter from Paul Gillies regarding responses to DRB Preliminary Plan Review requests, dated 8-8-07.

Submitted by Interested Persons: None

The Board decided to consider the request to waive the Intermediate Plan Review hearing and move directly to a Final Plan Review hearing until the end.

Brad Rutterman reviewed the letter from John Thetford (A-14) A- Height of buildings will be no higher than trees, B – Grade of access roads and driveways will not exceed -12%, the arrows on the Road Profile Plan show where the grade was shot. He also explained methodology of the slope analysis. The development envelopes on Lots 4 & 5 are large but less than 20% of lot area. The limits on tree cutting and the future enforcement of those conditions were discussed. Ideas included requiring a copy of the Notice of Decision be delivered to any future buyer and limits on cutting within 25 feet of a lot line. These would be in addition to the standard recording of conditions.

Paul Gillies discussed the request for a waiver to cross slopes greater than 25% with the access road to Lots 4 & 5 (A-17). He explained that the hardship was due to the topography and the use of the existing logging road bed would result in less risk of erosion.

Several members questioned if the land should be developed if the application does not meet the criteria in the Norwich Subdivision Regulations.

Ciccotelli moved to waive the Intermediate Plan Review hearing and move directly to a Final Plan Review hearing. Teeter seconded the motion and it was approved 6-0.

Ciccotelli moved to close the Final Plan Review hearing. Loveland seconded the motion and it was approved 6-0.

The meeting was adjourned at 8:21 PM.

Next meeting – October 4, 2007 - 7 PM

Phil Dechert

*APPROVED 10-04-07*