

**NORWICH DEVELOPMENT REVIEW BOARD
MINUTES**

October 4, 2007
Tracy Hall Meeting Room

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

Members not present: George Loveland

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 7:05 PM

2. **Minutes** - 9-6-07 – Approved as read.

3. Administrative Issues

- Future Schedule & Agendas - October 18 – No Meeting.
- Rules of Procedure revisions – 10-2-07 Draft and Lawe changes of 9-21-07. After discussion and some minor changes, Dean moved to approve the rules as amended. The motion was seconded by Teeter and was approved by a unanimous vote.
- Revision of Subdivision Regulations – The clerk was asked to send the current list of recommended changes to the planning commission and schedule a joint meeting to discuss them.
- Simpson Project - The Chair and the Zoning Administrator reported that they had reviewed and approved several minor changes to the design details on the building requested by Simpson Development. Most changes are not visible from Main Street.

A1-A, V-E

4. Public Hearing

#63BSUB07 - Preliminary Plan Review of a Minor Subdivision Application by Thad B. Goodwin, Applicant, and Thad B. & Melinda Goodwin, Landowners, to divide Lot 05-148 into 2 lots of 12 Acres and 10.6 acres at 34 Barbara Lee Lane (formerly 840 New Boston Road)

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

Applicant: Thad and Melinda Goodwin

Interested Persons: Rebecca Irwin, 852 New Boston Road

Document List:

Submitted by Applicant:

A-1 Application form for #63BSUB07 dated 9/12/07.

A-2 Preliminary Subdivision Questionnaire dated 9/12/07.

A-3 Site Plan on ortho image prepared by Norwich Planning Office dated 9/12/07.

A-4 Resource Maps prepared by Norwich Planning Office dated 9/12/07.

A-5 Letter from Robert Carter re: Wastewater and water supply testing for new house dated 4/10/06.

Submitted by Zoning Administrator

Z-1 Density calculation sheet dated 4/26/05.

Z-2 Checklist for development envelopes, from ZA dated 7/6/06.

Z-3 Memo re: Fire Sprinkler System from Neil Fulton, Fire Chief dated 5/3/07.

Z-4 Memo re: Fire Sprinkler System from Applicants dated 4/4/07.

Z-5 Easement Deed for driveway dated 3/16/99.

Submitted by Interested Persons

Site Visit Report: 10-4-07 4:30 PM - Teeter, Rotman, Ciccotelli, Ashley, Dean, Dechert, Thad and Melinda Goodwin viewed the development envelopes on both lots and the proposed driveway route for Lot 2.

The Board reviewed compliance with Section 3 criteria:

- Density calculation allows up to four lots.
- A waiver will be required for utilities above ground.
- The slopes in the Lot 2 development envelope are mostly less than 15%.
- The tree canopy is tall enough to provide a background for any structure.
- There are stone walls along the western boundary of the Lot 2 development envelope that will not be disturbed.
- The applicant has agreed to install a fire sprinkler system in the new house.

A review of the plans for the driveway for Lot 2 concluded that the driveway:

- Is on a ROW over Bull Pine land from the boundary of Lot 2 to Barbara Lee Lane. (Easement Deed Bk. 131 Page 224 Z-5).
- Requires a large culvert for a stream and some smaller culverts for drainage.
- Shall meet NFD recommended guidelines with a grade of not more than 12%.

A letter from Robert Carter PE was submitted (A-5) confirming that there are suitable sites for wastewater and water supply on Lot 2.

A neighbor, Rebecca Irwin, 852 New Boston Road, expressed concern with the impact of the development of Lot 2 on the deer habitat and the quality of water from the streams crossing developed area feeding into the wetlands. Goodwin stated that the selected clearing of land has a positive effect on the habitat.

The Board requested copies of documents A-5 and Z-5.

The applicant must submit a request in writing to waive the requirements of NSR 3.9 for placing utilities above ground

Ashley moved and Dean seconded a motion to close the hearing. The motion was approved 6-0.

A Preliminary Plan Review will be issued by November 18, 2007.

A1-B,V-G

#76BSUB03 - Request by Richard & Linda White, landowners, to amend a permit to

relocate the development envelope on Lot 03-050.1 off of Beaver Meadow Road on Stagecoach Road

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

Applicant: Linda & Rick White

Interested Persons:

Document List:

Submitted by Zoning Administrator

- Z-1 Plan of approved and proposed development envelopes on Ortho prepared by Norwich Planning Office.
- Z-2 Memo from Zoning Administrator to DRB dated 9-19-07.
- Z-3 NOA 76BSUB03, Norwich Planning Commission, dated 11-10-03.

Submitted by Applicant

- A-1 Application to Amend Subdivision Request dated 9-18-07.

The Board has visited the property on several occasions.

Dechert presented history of project and the nature of the current request to move the development envelope. The applicants stated that they wanted to be able to start building a house in the location specified as the proposed development envelope while other applications are pending.

The road to the proposed development envelope will only provide access to one house and therefore is a driveway rather than a private highway. It must comply with NFD recommended driveway guidelines.

The Board agreed that they were familiar with the proposed site from other hearings and that it met the criteria in NSR 3.3.

Dechert suggested that any future approval for additional lots may have an impact on this lot regarding fire sprinklers and roads. The applicants stated that they intend to build to the specifications in previous and pending permits.

The hearing was closed by unanimous consent.

A decision will be issued by November 18, 2007

The meeting was adjourned at 9:10 PM.

Next meeting – November 1, 2007 - 7 PM

Phil Dechert

Approved 11/15/07