

**NORWICH DEVELOPMENT REVIEW BOARD  
MINUTES**

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

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

**Members not present:**

**Alternates present:**

**Alternates not present:** Eric Friets, Arline Rotman

**Clerk:** Phil Dechert                   **Others:** Stuart Richards, Jack Harned, Alison May, Ed Childs

1. The meeting was called to order by the Chairman, John Lawe, at 7:07 PM.

2. **Minutes** - 11-15-07 – Approved as amended.

**3. Administrative Issues**

- Future Schedule & Agendas -
  - December 20 – No Meeting
  - January 3 – ??
  - January 17 – Richards Appeal
  - January 31 – Meet with Planning Commission to review subdivision regulation update
- Revision of Subdivision Regulations –The Clerk will set up a meeting with the Planning Commission for January 31, 2008 to review the changes.
- Draft Zoning is being reviewed by the Selectboard prior to warning a public hearing

**4. Public Hearings – 7:30 PM**

**#74APP07** – Appeal of Decision of Zoning Administrator by Stuart Richards, Appellant, regarding Lot 20-276.1 at 84 Elm Street, Paul Nowicki, landowner.

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

**Appellant:** Stuart Richards

**Interested Persons:** None

The Chairman opened the hearing. The Chairman stated that he will recuse himself from the hearing other than for administrative functions at tonight's session.

It was noted that the DRB members through the Vice-Chairwoman, Nancy Dean, have requested that the hearing be continued to allow more time for the members to review the documents. All parties have agreed that January 17, 2008 would be a suitable date.

Dean moved that the hearing be continued to January 17, 2008 at 7:30 PM in Tracy Hall. The motion was seconded by Ciccotelli and passed 6-0.

It is requested that any additional documents be submitted to the Planning Office by January 10, 2008.

**#81BSUB07** – Preliminary Plan Review of a Minor Subdivision Application by Daniel and Debra Cook, Landowners, to divide Lot 11-046 into 3 lots of 2 acres, 1.2 acres and 11.7 acres at 581 Union Village Road.

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

**Applicant:** Dan Cook, Moriah Cook, William Chatlos

**Interested Persons:** Jack Harned, 98 Bradley Hill Road

**Document List:**

Submitted by Applicant:

- A-1 Application form for #81BSUB07 dated 11/12/07.
- A-2 Preliminary Subdivision Questionnaire dated 11/14/07.
- A-3 Site Plan on ortho image prepared by Norwich Planning Office dated 11/14/07.
- A-4 Letter from R & M Design re: septic areas for proposed lots dated 10/17/07.

Submitted by Zoning Administrator

- Z-1 Density calculation sheet dated 11/09/07.
- Z-2 Checklist for development envelopes, from ZA dated 11/14/07.
- Z-3 Excerpt from Warranty Deed of Sidney and Ruth Cook to Daniel and Debra Cook, re: 50 foot wide road easement Book 116 Pages 597-598 dated 3/10/95.
- Z-4 Ortho of Agricultural Soils dated 11/07/07.
- Z-5 Scenic Resources Map dated 11/07/07.
- Z-6 E-mail from Neil Fulton re: driveway and sprinkler requirements dated 12/05/07.  
A site visit on December 1<sup>st</sup> was attended by Lawe, Ashley, Dean, Loveland, Jack and Jill Harned, and members of the Cook family.

Dan Cook explained that the proposed Lot 2 is for his daughter and there are no immediate plans to develop Lot 3. The specific location of the driveway to Lot 3 was added to the map and access permits will be needed for Lots 2 & 3. The Board reviewed the Section 3.3 criteria. Although development envelopes encroach on scenic areas and statewide ag soils, this encroachment is minimized by grouping the development envelopes together near the intersection of Union Village and Bradley Hill Roads.

Maps of the agricultural soils and the Scenic Areas were added to the Document List.

Dean moved to close the hearing. The motion was seconded by Ciccotelli and passed 6-0.

The meeting was adjourned at 8:45 PM.

Next meeting – January 3, 2008 at 7 PM ???

January 17, 2008 – Richards Appeal

Phil Dechert

*APPROVED 2/7/08*