

NORWICH DEVELOPMENT REVIEW BOARD

February 7, 2008

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, George Loveland, Christopher Ashley

Members not present: Ernie Ciccotelli, Nancy Dean

Alternates present: Arline Rotman

Alternates not present: Eric Friets

Clerk: Phil Dechert **Others:**

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

2. **Minutes** - December 6, 2007 – Approved as amended.

3. Administrative Issues

- Future Schedule & Agendas -
 - February 21 – Richards Appeals
 - March 6 – Caulo Subdivision
- Revision of Subdivision Regulations –The Clerk will set up a meeting with the Planning Commission for as soon as they are ready.
- Draft Zoning changes made by the Selectboard have been reviewed by the Planning Commission prior to the Selectboard warning a public hearing.

4. Boundary Line Adjustment

Norwich Gateway LLC (f/k/a Simpson Development) - Transfer approximately .8 acres from Lot A to Lot B for conservation. Lot 20-243.1, 235 Main Street

The Board reviewed the application to determine compliance with NSR Section 2.1(E). Concern was expressed regarding the distance from the proposed boundary line along the trail easement from the septic system on Lot A. The purpose of the Boundary Line Adjustment is to transfer land to Lot B that will then be placed in a conservation easement to comply with conditions in the PRD permit.

Lawe moved that the application complies with NSR Section 2.1(E) and the Zoning Administrator may grant the permit with the condition that the north boundary line of the parcel to be annexed to Lot B be at least 25 feet from the septic system on Lot A. The motion was seconded by Loveland and passed 5-0.

5. 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 (Originally warned for December 6, 2007)

5APP08 - Appeal of Permit #2BAS08 by Stuart Richards regarding Lot 20-276.1 at 84 Elm Street, Paul Nowicki, landowner.

The Chair opened the hearings.

At the request of Gerry Tarrant, attorney for the applicant-Landowner, and the concurrence of John Hanson, attorney for the appellant, these two hearings will be continued to February 21, 2008.

Ashley moved to continue the hearings to February 21 at 7:30 PM. Teeter seconded the motion

and it passed 5-0.

Future Hearings

#73BSUB06 - Final Plan Review for a Minor Subdivision Application by John Caulo, applicant and landowner, to divide Lot # 20-031 at 96 Hopson Road into three lots of approximately 1.34, 1.72, and .62 acres.

The Caulo public hearing will be postponed to March 6, 2008 at 7:30 PM. A waiver request in writing will be required for the board to consider waiving the requirement for a preliminary hearing.

The meeting was adjourned at 8:00 PM.

Next meetings:

February 21 – Richards Appeals

March 6 – Caulo Subdivision

Phil Dechert

APPROVED 3/06/08