

## NORWICH DEVELOPMENT REVIEW BOARD

April 17, 2008

Tracy Hall Meeting Room

**Members present:** Stanley Teeter, George Loveland, Nancy Dean, Arline Rotman

**Members not present:** John Lawe, Ernie Ciccotelli

**Alternates present:** Christopher Ashley

**Alternates not present:** Eric Friets

**Clerk:** Phil Dechert

**Others:**

1. The meeting was called to order by the Vice-Chair, Nancy Dean, at 7:07 PM.

2. **Minutes** - March 6, 2008 – Approved as amended.

### 3. Administrative Issues

- Future Schedule & Agendas -
  - May 1 – Richards Appeals – Clerk to confirm
  - May 15 – McLaughry
- Draft Zoning Changes - Selectboard has scheduled a public meeting for March 12 at 5:00 PM.

### 4. Public Hearings – 7:30 PM

**#12BSUB08** – Preliminary Plan Review for a Minor Subdivision Application by Bull Pine Realty, LLC, applicant and landowner, to divide Lot #05-003.2 at 155 Barbara Lee Lane (f/k/a 840 New Boston Road) into three lots of approximately 30.8, 9.7 and 13.6 acres.

**Members Participating:** Teeter, Ashley, Dean, Loveland, Rotman

**Applicant:** Joshua Durst

**Interested Persons:** Brad Taylor, 852 New Boston Road

#### **Document List:**

#### Submitted by Applicant

A-1 Application 12BSUB08, dated 3-25-08.

A-2 Subdivision Plan prepared by Pathways Consulting, dated 4-17-08.

#### Submitted by Zoning Administrator

Z-1 Development Envelope Checklist, dated 3-20-08

Z-2 Plan on ortho base prepared by Norwich Planning Office, dated 3-20-08

Site Visit – Prior to hearing – Loveland, Rotman, Dean, Teeter, Dechert, Joshua Durst

Bull Pine LLC owns two adjacent parcels: the “Hardy Lot: (05-146) containing 31 acres and an existing house, and the “Gauthier Lot” (05-003.2) containing 54 acres and an existing house. This application is to create two additional lots on the “Gauthier Lot.”

The applicant previously applied for a subdivision of both lots with a total of eight lots for which Preliminary Plan Review #89BSUB05 was issued June 15, 2006. The applicant has abandoned this plan and replaced it with the current application.

The Norwich Fire Department has recommended a bump-out along a 1000 foot section of the access road (See A-1, Sta 19.00 to 24.75). The applicant stated that there are excellent sight lines and it would be impractical to widen the road for a bump-out due to the large amount of fill required and the additional disturbance of wetlands.

A Density Calculation Sheet for just the Gauthier Lot is needed.

Brad Taylor, an abutter asked about the proposed fire pond at the bottom of the access road. Durst explained that the pond has been eliminated from the plans and is not needed.

The Clerk and applicant will provide additional information for the final plan review including:

Updated report from the Norwich Fire Department

Waiver request for eliminating bump-out

Copies of schematics from earlier application for Development Envelopes #2 and #3

Updated questionnaire

Rotman moved to close the public hearing. Teeter seconded the motion and it passed 5-0.

**#16BSUB08** – Preliminary Plan Review for a Minor Subdivision Application by Susan Bridge, applicant and landowner, to divide Lot #05-023 at 143 Norford Lake Road into two lots of approximately 15.71 and 10.34 acres.

**Members Participating:** Teeter, Ashley, Dean, Loveland, Rotman

**Applicant:** Susan Bridge

**Interested Persons:** None

**Document List:**

Submitted by Applicant

A-1 Application 16BSUB08, dated 3-06-08.

A-2 Subdivision Plan prepared by DBS Surveys, dated 8-31-08.

Submitted by Zoning Administrator

Z-1 Density Calculation Sheet, dated 5-5-04.

Z-2 Plan on ortho base prepared by Norwich Planning Office, dated 4-17-08.

Z-3 Development Envelope Checklist, dated 4-17-08.

Site Visit – Prior to hearing – Ashley, Rotman, Dean, Teeter, Dechert, Susan Bridge

The applicant plans to maintain the open agricultural fields by limiting development on Lot 2 to two locations with minimal impact. To further mitigate the impact on agricultural fields, the driveway to the development envelope on the backside of Lot 2 would need to follow the boundary line of trees to avoid cutting into the fields.

Utilities to Lot 2 may be above ground and will require a waiver.

Ashley moved to close the public hearing. Rotman seconded the motion and it passed 5-0.

The meeting was adjourned at 8:50 PM and the Board entered Deliberative Session.

Phil Dechert

*Approved 5/15/08*