

## NORWICH DEVELOPMENT REVIEW BOARD

May 15, 2008

Tracy Hall Meeting Room

**Members present:** John Lawe, Stanley Teeter, Nancy Dean, Ernie Ciccotelli, Folger Tuggle, Mindy Penny

**Members not present:** George Loveland

**Alternates present:**

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

**Clerk:** Phil Dechert                   **Others:**

1. The meeting was called to order by the Chair, John Lawe, at 7:05 PM.

### 2. Election of Officers

John Lawe was nominated for Chair and Nancy Dean was nominated for Vice-Chair. They were elected by a unanimous vote.

3. **Minutes** - April 17, 2008 – Approved as read.

### 4. Administrative Issues

- Future Schedule & Agendas -
  - June 5 – McLaughry Final Plan Review
  - June 19 – Nothing scheduled
- Draft Zoning Changes - Selectboard has scheduled a public hearing for July 9. The regulations will take effect May 21, 2008 for up to 150 days or until adopted or rejected, whichever happens first.
- Subdivision Revisions – The Clerk will set up a meeting with the Planning Commission.

### 5. Public Hearing – 7:30 PM

#63BSUB07 - Final 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, Dean, Ciccotelli, Penny, Tuggle

**Applicant:** Thad Goodwin

**Interested Persons:** None

#### **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.
- A-6 Site Review of brook/stream for road culverts by Patrick Ross, Engineer for ANR dated 4/27/08.
- A-7 Subdivision Plan for Thad and Melinda Goodwin, prepared by Pathways dated 4/26/08.

A-8 Waiver request from Applicant to place part of utility lines above ground to Lot 2 dated 4/28/08.

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.
- Z-6 Preliminary Plan Review signed by the DRB dated 11/2/07.

A waiver request to place part of utility lines above ground to Lot 2 (A-8) was discussed. The segment to be above ground will be along the driveway for 700 feet from Barbara Lee Lane towards the development envelope. This area includes ledge and wet areas.

Members requested that the approximate location of the intersection of the driveway and Barbara Lee Lane be depicted on the plans. The endorsement on the Final Plan shall be corrected to state Norwich Development Review Board, not Planning Commission.

The intersection of the driveway and Barbara Lee Lane shall be constructed to meet the same standards as an access to a town highway.

Dean moved to close the public hearing. Teeter seconded the motion and it passed 6-0.

The meeting was adjourned at 8:15 PM and the Board entered Deliberative Session.

Phil Dechert

*APPROVED 6-05-08*