

NORWICH DEVELOPMENT REVIEW BOARD

June 5, 2008

Tracy Hall Meeting Room

Members present: John Lawe, George Loveland., Nancy Dean, Ernie Ciccotelli, Folger Tuggle, Mindy Penny

Members not present: Stanley Teeter

Alternates present: Arline Rotman, Christopher Ashley

Alternates not present: Eric Friets,

Clerk: Phil Dechert **Others:**

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

2. **Minutes** - May 15, 2008 – Approved

3. Administrative Issues

- Future Schedule & Agendas -
 - June 19 – Review of proposed revisions to Subdivision Regulations with Planning Commission
 - July 3 – No Meeting

4. Public Hearing – 7:30 PM

#10BSUB08 – Final Plan Review of a Minor Subdivision Application of Robert J. McLaughry and the Upper Valley Land Trust, co-applicants, and Robert J. and Susan E. McLaughry, landowners, to divide Lot 10-004.11 at 873 Bragg Hill Road into three lots of 15.2, 8, and 4 acres.

Members Participating: Lawe, Dean, Ciccotelli, Penny, Tuggle, Loveland, Ashley

Applicants: Robert J. McLaughry, landowner, and Peg Merrens -Upper Valley Land Trust

Interested Persons: None

Document List:

Submitted by Zoning Administrator

- ZA-1 Preliminary Plan Review, #16BSUB06 signed by the DRB, dated 6/15/06.
- ZA-2 Density calculation sheet, dated 3/28/06
- ZA-3 Response of Co-Applicant McLaughry to Recommendations in Preliminary Plan Review, #16BSUB06, dated 2/19/08.
- ZA-4 Checklist for development envelopes, from ZA, dated 2/19/08.
- ZA-5 Subdivision Ortho Sketch Plan prepared by Norwich Planning Office, 2/08.
- ZA-6 Memorandum from ZA to DRB, dated 2/19/08
- ZA-7 Norwich Fire Department Review, dated 3/6/08.
- ZA-8 Ortho Plan - Same as ZA-5 with slope overlay.
- ZA-9 Preliminary Plan Review signed by the DRB, dated 3/28/08.
- ZA-10 Driveway access memo, Andy Hodgdon, 6-5-08

Submitted by Co-Applicants

- CA-1 Subdivision Application, #10BSUB08, dated 2/19/08.
- CA-2 Orthophoto Map of Subdivision Plan, dated 2/15/08

CA-3 Final Subdivision Plat for Robert J. & Susan E. McLaughry prepared by K.A. LeClair Associates, dated 5/14/08.

The driveway access memo submitted by Andy Hodgdon (ZA-10) should be corrected reference Lots A & C.

The applicants explained the changes in the final plan:

- The western boundaries to Lots A & C were moved east.
- The driveway to Lot A was relocated along the southern boundary of Lot B.
- The development envelope for Lot A is completely out of the prime agricultural soil area.
- The combined development envelopes are only 15% of the total property.

It was also noted that there are some areas in the development envelope on Lot C with slopes between 15 and 25%, probably just over 15%.

Suggested additional conditions included:

- Approved Norwich driveway access permits shall be submitted prior to a zoning permit being issued for construction of a residence on Lots A or C.
- In the event that Lot A is ever merged with an abutting lot with legal access to a town highway, the right-of-way easement across Lot B may be extinguished.

Dean moved to close the public hearing. Penny 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 7-17-08