

NORWICH DEVELOPMENT REVIEW BOARD

August 21, 2008

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Nancy Dean, Folger Tuggle

Members not present: Ernie Ciccotelli, Mindy Penny, George Loveland

Alternates present: Arline Rotman, Christopher Ashley (Deliberative Session)

Alternates not present: Eric Friets,

Clerk: Phil Dechert **Others:**

1. The meeting was called to order by the Chair, John Lawe, at 7:12 PM.

2. **Minutes** - July 17, 2008 – Approved with minor changes
August 7, 2008 - Approved with minor changes

3. Administrative Issues

- **Future Schedule & Agendas** -
 - September 4 – No meeting
 - September 18 – No hearing scheduled

- **Subdivision Revisions** - Revised draft of Subdivision Revisions was distributed and will be emailed to members

4. Public Hearing – 7:30 PM

#12BSUB08 – Final 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 844 New Boston Road) into three lots of approximately 13.90, 9.56 and 33.68 acres (continued from August 7, 2008).

Members Participating: Lawe, Dean, Tuggle, Teeter, Rotman

Applicants: Josh Durst – Bull Pine Realty, LLC

Interested Persons: None

Boundary Line Adjustment - The Zoning Administrator distributed a Boundary Line Adjustment Analysis dated 8-21-08. The requested boundary line adjustment is in conjunction with subdivision application and moves the common boundary between the lot to be subdivided (Lot #05-003.2) and an adjacent lot to the south owned by the applicant (Lot #05-146) to the northern edge of the 50-foot wide right-of-way known as Barbara Lee Lane. The proposal includes three adjustments as shown on a Subdivision Plan prepared by Pathways Consulting, dated 7-17-08. The Board determined that the proposal met the criteria for a Boundary Line Adjustment.

Dean moved that, in accordance with NSR 2.1(E), the Zoning Administrator be instructed to issue a Boundary Line Adjustment permit. The motion was seconded by Teeter and passed 5-0.

Discussion continued on the waivers requested by the applicant.

Utility Waiver – The request is to allow the utility lines to be above ground to within 150 feet of the residence and then be buried if conditions permit.

Turn-out Waiver – The request is to not install a turn-out on the 600 foot long straight hill after the upper Goodwin driveway and before the sharp turn. The Fire Chief agreed to support the waiver if the new houses had residential fire sprinklers. The applicant objects to the sprinkler requirement.

The board considered that if there was a turn-out just above the upper Goodwin Driveway and some extra width at the turn at the top of the hill, a mid-point turn-out may not be needed. The roadway is 22 feet wide.

Dean moved to close the hearing. Teeter seconded the motion and it was passed unanimously.

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

Phil Dechert

Approved 10/2/08