

NORWICH DEVELOPMENT REVIEW BOARD

October 2, 2008

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Nancy Dean, Ernie Ciccotelli, Mindy Penny, George Loveland

Members not present: Folger Tuggle

Alternates present: Christopher Ashley

Alternates not present: Eric Friets, Arline Rotman,

Clerk: Phil Dechert **Others:**

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

2. **Minutes** - August 21, 2008 - Approved as read

3. Administrative Issues

- **Future Schedule & Agendas** -
 - October 16 – No meeting
 - November 6– No hearing scheduled yet
- **Richards Appeals** – Letter received from Scott McGee, attorney for Richards, requesting a continuation until after December 15 based on a signed stipulation between the parties. The appeals may be withdrawn at that time.
- **Zoning Revisions** – Revisions to the May 21, 2008 zoning draft that will be considered by the Selectboard were reviewed. There will be an additional public hearing(s) prior to permanent adoption.
- **Subdivision Revisions** - Revised draft of Subdivision Revisions was distributed and will be emailed to members.

4. Public Hearing – 7:30 PM

#52BCU08 - Conditional Use Application by GeoInsight, Inc., applicant and Dartmouth College, landowner of Lot 16-096 at 15 River Road. The project consists of removing and disposing of petroleum-impacted soil from the site. The project will be reviewed under the following sections of the Norwich Zoning Regulations: 4.05 – Excavation, Filling, and Storage of Material; Table 2.7 – Flood Hazard Overlay District; 5.04 – Conditional Use Review; and 5.05 – Flood Hazard Review.

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

Applicants: Peter Frank – GeoInsight, Inc

Interested Persons: None

The record in this case includes the following documents:

Submitted by Applicant

A-1 Application 52BCU08, dated 9-3-08.

A-2 Outline of Work Description from GeoInsight, Inc., dated 8-08.

A-3 Soil Boring/Excavation Plan, Figure 1, by GeoInsight, Inc., dated 8-28-08.

- A-4 Cross Sections A-A' and B-B', Figure 2, by GeoInsight, Inc., dated 7-28-08.
- A-5 Letter from the State of Vermont re: Corrective Action Notice, dated 8-12-08.

Submitted by Zoning Administrator

- Z-1 Zoning Administrator Review, submitted by Dechert, dated 9-16-08.
- Z-2 Letter to VT State Floodplain Coordinator, DEC Water Quality Division from Dechert, dated 9-17-08.
- Z-3 Response e-mail from DEC Water Quality Division giving preliminary approval of project, dated 10-1-08.

Peter Frank of GeoInsight, Inc., representing Dartmouth College, landowner, and Johnson and Dix, former owners of a bulk fuel storage facility on the site, presented the proposed site remediation project to remove petroleum pollution in the ground water at the site which has been there for as many as 50 years. Recent monitoring within the last 5 years has indicated an increase of petroleum in the groundwater. Johnson and Dix, the responsible party, wanted a final clean-up. The project will include excavation and removal of the contaminated soil and removal of some groundwater in the immediate area. All contaminated water and soil will be trucked to approved disposal sites. The plan has been approved by the state (A-5). Some uncontaminated soil will be stockpiled at the site and used for backfilling. Stockpiled soil will be covered and any open excavations will be barricaded.

There will be a maximum of 12 truck trips per day spread out through the day. The applicant has agreed to contact the Norwich Police and VTrans prior to work commencing to coordinate traffic issues. A review of the Zoning Administrator Review (Z-1) indicated that the project met the criteria of the zoning.

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

The meeting was adjourned at 8:45 PM and the Board entered Deliberative Session.

Phil Dechert

Approved 12/4/08