

NORWICH DEVELOPMENT REVIEW BOARD

December 4, 2008

Tracy Hall Meeting Room

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

Members not present: Folger Tuggle, John Lawe

Alternates present: Arline Rotman

Alternates not present: Eric Friets, Christopher Ashley

Clerk: Phil Dechert **Others:**

1. The meeting was called to order by the Vice-Chair, Nancy Dean, at 7:12 PM.

2. **Minutes** - October 2, 2008 - Approved as read.

3. Administrative Issues

- **Future Schedule & Agendas** -
 - December 18 – No meeting
 - January 15– New hearings not scheduled yet, but anticipated.
- **Cook Extension** – A letter dated November 4, 2008 was received from Daniel and Debra Cook requesting an extension until December 2010 for submitting an application for Final Plan Review of #81BSUB07. The two year extension was granted by a unanimous vote.
- **Zoning Revisions** – New Zoning Regulations were adopted by the Selectboard on November 12, 2008 and became effective December 3, 2008. Copies were distributed and are on the web site.

4. Public Hearing – 7:30 PM

#16BSUB08 – Final 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: Dean, Teeter, Ciccotelli, Penny, Loveland, Rotman

Applicants: Susan Bridge

Interested Persons: Kenneth and Jane Korey – 1226 New Boston Road

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application 16BSUB08, dated 3-06-08.
- A-2 Subdivision Plan prepared by DBS Surveys, dated 8-31-08.
- A-3 Subdivision Plan prepared by DBS Surveys, dated 10-22-08.
- A-4 Waiver request for utilities to be above ground 12-4-08

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.
- Z-4 Preliminary Plan Review signed by DRB, dated 5-18-08.
- Z-5 Final Plan Review Memo, prepared by Norwich Planning Office, dated 11-19-08.
- Z-6 Impact Review on Emergency Services, submitted by Norwich Fire Department, dated 11-24-08.

The applicant submitted a waiver request to allow utilities for the Development Envelope in the southwest corner of Lot 2 to be installed above ground (A-4). After reviewing the request, the board determined that there was insufficient information submitted regarding any unreasonable cost of installing the utilities underground. The applicant withdrew the request but may request an amendment to the permit at a later date if it is determined that ground conditions make underground installation unreasonable.

The board reviewed the Final Plan Review Memo, and determined that the recommendations from the Preliminary Plan Review had been satisfactorily addressed.

Kenneth and Jane Korey, 1226 New Boston Road, expressed concern that development in the development envelope in the southwest corner of Lot 2 may have an adverse effect on their pond due to the wetness in the area. The pond is over 700' from the property line and development will be more than 50 feet from the stream supplying water to their pond. There was no evidence presented that there would be an adverse effect.

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

#62BCU08 – Conditional Use Application by Christopher and Carole Lang for a designated development envelope and ridgeline development review on Lot #15-012 at 208 Happy Hill Road, in accordance with the Norwich Zoning Regulations Sections 5.04, 5.07, 5.08, and Table 2.9.

Members Participating: Dean, Teeter, Ciccotelli, Penny, Loveland, Rotman

Applicants: Chris Lang

Interested Persons: None

The record in this case includes the following documents:

Submitted by Zoning Administrator

- ZA-1 Ridgeline Protection Overlay (RPO) District Review Sheet, prepared by ZA, dated 11-18-08.
- ZA-2 Development Envelopment Review, prepared by ZA, dated 11-18-08.
- ZA-3 Ortho Photo of Lot outlining Development Envelopment and Homestead Area, prepared by ZA, dated 11-08.
- ZA-4 Ortho Photo of Lot showing Ridgeline Buffer Area Overlay, prepared by ZA, dated 11-08.

- ZA-5 Impact Review on Emergency Services, submitted by Norwich Fire Department, dated 11-25-08.
- ZA-6 Letter from Norwich Selectboard to Darrell Hotchkiss granting Upper Valley Land Trust's request to utilize the public right-of-way on a portion of Happy Hill Road to access their property, dated 5-12-97.

Submitted by Applicants

- A-1 Conditional Use Application, #62BCU08, dated 11-7-08.
- A-2 Description of Proposed Development, submitted by Applicants on 11-10-08
- A-3 Survey Plan, prepared by Harry Burgess, dated 11-17-05

Site Visit – 4 PM - Teeter, Penny, Loveland, Rotman, Dechert, Chris Lang, Elizabeth Russell
The attendees walked in from end of Class 3 portion of Happy Hill Road up to development envelope area.

The 66 acre property is under a conservation easement with development limited to a 7 acre "Homestead Area". A forested buffer is required between the development and the Appalachian Trail Land.

The only vantage point from which the development envelope could be seen from a town road is from the end of the Class 3 portion of Happy Hill Road. Currently the trees along the eastern boundary of the property screen any potential development from this vantage point. Maintaining trees along the boundary line between this vantage point and development will prevent any future visual impact.

The proposed development envelope will have no impact on farm land or scenic resources. Historic resources are limited to existing stone walls that will not be disturbed. Although there will be some impact on forest land, there will be minimal reduction of forest size and encroachment into forest interiors. The location of the development envelope will not create fragmentation of contiguously forested lands.

Access to the lot is by a town right-of-way on an unclassified trail from the end of the Class 3 portion of Happy Hill Road. The applicant has obtained permission from the town to upgrade the road. The driveway to the development envelope will be required to meet the driveway standards in Section 3.14 of the zoning regulations.

Penny moved to close the hearing. Rotman seconded the motion and it was passed unanimously.

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

Phil Dechert

Approved 2/19/09