

NORWICH DEVELOPMENT REVIEW BOARD

July 16, 2009

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Ernie Ciccotelli, Mindy Penny, George Loveland, Folger Tuggle

Members not present: Nancy Dean

Alternates present: Don McCabe, Christopher Ashley

Alternates not present: Arline Rotman

Clerk: Phil Dechert

Others: Barbara and Steven Landau

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

2. **Minutes** - February 19, 2009 - Approved as read.

3. Administrative Issues

- Election of Officers – Chair & Vice-Chair
 - John Lawe was nominated for Chair and elected by a unanimous vote.
 - Nancy Dean was nominated for Vice-Chair and elected by a unanimous vote.
- Future Schedule & Agendas
 - August 6 – Probably no hearing or meeting
 - August 20 – Probably a meeting and hearing
- Revisions to Rules of Procedure
 - Dechert raised the issue of the role of Alternate Members:
 - Do they participate and vote at regular meetings?
 - Can they participate at a hearing as an extra member and then participate in continued sessions of the hearing or deliberations if needed?
 - Should this be articulated in the Rules of Procedure?
 - Ashley requested that time always be allotted at the end of a hearing for interested persons to make statements or ask questions before a hearing is continued and closed.
- Post-NOD follow-up
 - Members should notify the Clerk of any properties to be considered for a re-visit and a schedule will be set up.

4. Public Hearing – 7:30 PM

#29DE09 – Development Envelopment Review Application by Barbara and Steven Landau, Landowners and Applicants, at 783 Union Village Road, Lot 11-124.000. Project proposes to designate a development envelope for a new single family home and associated development.

Members Participating: Lawe, Teeter, Ciccotelli, Penny, Loveland, Tuggle, McCabe (alt.)

Applicants: Barbara and Steven Landau

Interested Persons: None

The record in this case includes the following documents:

Submitted by Zoning Administrator

- ZA-1 Development Envelope Review, prepared by ZA, dated 6-17-09.
- ZA-2 Ortho Photo (2003) of Lot outlining Development Envelope, prepared by ZA, dated 6-09.
- ZA-3 Ortho Photo (2006) of Lot outlining Development Envelope, prepared by ZA, dated 6-09. Revised 7-16-09.
- ZA-4 Impact Review on Emergency Services, submitted by Norwich Fire Department, dated 7-2-09.
- ZA-5 Ortho Photo of Lot revising Development Envelope of 6-09, prepared by ZA, dated 7-09.
- ZA-6 Grant of Development Rights and Conservation Restrictions, dated 9-9-94; in Book 115 at Pages 233-242 of the Norwich Land Records.

Submitted by Applicants

- A-1 Development Envelope Application, #29DE09, dated 6-18-09.
- A-2 Description of Proposed Development, submitted by Applicants on 6-18-09.
- A-3 Draft of Proposed Residence for Landau Property, by Grover Engineering PC, dated 4-30-09.
- A-4 Forest Type Map for Landau Property, by Grover Engineering, dated 4-28-09.

Site Visit – 7-16-09 at 4:30 PM - Lawe, Teeter, Penny, Loveland, Tuggle, Ashley, Dechert, Barbara and Steven Landau. Participants viewed access road route and the proposed development envelope.

Dechert distributed copies of the Conservation Easement with the Upper Valley Land Trust (ZA-6) and a revised plan for the development envelope (ZA-5) moving it to within the Homestead Replacement Area designated by the UVLT.

The applicants gave a brief description of their plans to build a residence and some accessory buildings within the Development Envelope and to farm much of the remaining open land. Development on the 67 acre property is restricted by a 1994 conservation easement with the Upper Valley Land Trust (UVLT) to one new residence within a “Homestead Replacement Area”. The existing residence is across Union Village Road on a separate lot that is under the same conservation easement. The proposed one-acre development envelope lines up with the south and west boundaries of the two-acre Homestead Replacement Area. The entire development envelope is on land with soils designated as prime agricultural but is on land previously developed and only uses 1 acre of 12 acres of open farm land. The 45 plus acres of contiguous forest land will remain undeveloped as will an additional 24 acres on the west side of Union Village Road.

Although the Union Village corridor is a scenic area, structures within the development envelope will barely be seen from Union Village Road.

Future expansion of the development envelope into the remainder of the Homestead Replacement Area was discussed. The approved permit may be amended by application to the DRB in the future.

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

The meeting was adjourned at 8:00 PM and the Board entered Deliberative Session.

Phil Dechert

APPROVED 8-20-09