

NORWICH DEVELOPMENT REVIEW BOARD

March 18, 2010

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, George Loveland, Folger Tuggle, Nancy Dean, Ernie Ciccotelli

Members not present: Mindy Penny,

Alternates present: Don McCabe, Arline Rotman

Alternates not present: Christopher Ashley

Clerk: Phil Dechert **Others:**

1. The meeting was called to order by the Chair, John Lawe, at 7:06 PM.

2. **Minutes** – November 5, 2009 – Approved with minor changes.

3. Administrative Issues:

Future Schedule & Agendas

- April 1 –
 - Thurston – Conditional Use, Accessory Dwelling
 - Warshell-Grossman continued from 3-18-10
 - Rules of Procedure - vote
- April 15 - open
- Other administrative issues
 - DRB VLS Retreat – June 18 & 19 at Ohana Camp on Lake Fairlee in Thetford
 - Clerk will send application forms when available.

5. Rules of Procedure

Proposed changes in ver. 03-15-10, were discussed and further revised. A new draft will be distributed prior to the April 1, 2010 meeting for a vote at that meeting. A new Article will be added for the Clerk responsibilities and the role of Alternates is better defined.

6. Public Hearing

#7BSUB10 – Preliminary Plan Review of a Minor Subdivision Application by Elaine R. Warshell and Richard W. Grossman, Landowners and Applicants, to divide Lot 15-027.000 into 2 lots of 12 acres and 25 acres at 391 Bragg Hill Road.

Members Participating: Lawe, Teeter, Ciccotelli, Loveland, Tuggle, Dean, Rotman (for Penny), McCabe (Alternate participating in hearing but not deliberations and vote)

Applicant: Richard Grossman

Interested Persons: Darrell Hotchkiss, an attorney representing Elisabeth Russell

The record in this case includes the following documents:

Submitted by Applicant

A-1 Application #9BSUB10, submitted by Applicants, dated 3/2/10

A-2 Preliminary Subdivision Review Questionnaire submitted by Applicants, dated 3/2/10.

Submitted by Zoning Administrator

- Z-1 Four Ortho Base Map Sketches (2006) for Warshell-Grossman Subdivision, submitted by ZA, dated 3/10.
- Map A, with a scale of 1 inch equals 175 feet.
 - Map B, with a scale of 1 inch equals 300 feet.
 - Map C, map includes names of surrounding Roads and Trails, with a scale of 1 inch equals 300 feet.
 - Map D, Slopes, with a scale of 1 inch equals 175 feet.
 - Map E, Scenic Areas, with a scale of 1 inch equals 300 feet.
- Z-2 Checklist for Development Envelopes Table, submitted by ZA, dated 3/10.
- Z-3 Density Calculation Sheet, submitted by ZA, dated 7/6/09.
- Z-4 Norwich Highway Review e-mail, dated 3/15/10.
- Z-5 Norwich Fire Department Review, dated 3/16/10.

Submitted by Interested Parties

- IP -1 Sketch Plan – Conservation Map – Property of Elisabeth Russell, Cossingham Road, Norwich, prepared by the UVLT, September 2002.

Copies of Exhibits Z-4 and Z-5 were distributed.

Site Visit – 3-18-10 at 4:00 PM -

Members - Lawe, Teeter, Ciccotelli, Tuggle, Dean, Rotman, McCabe
Clerk – Dechert, Applicant – Grossman

Site Visit Report-

Dechert reported that the participants started at existing house and walked on the proposed driveway to the proposed development envelope. Concern was expressed by members regarding the steepness of the grade of the proposed driveway as it approaches development envelope and the location of the development envelope in relation to the western boundary with the conserved land of Russell, a mapped Scenic Area.

The applicant, Richard Grossman, stated that their intention was to sell the lot with the existing house and reserve the new lot for future development by themselves or other family members.

The Board reviewed the compliance of the proposed subdivision with the Section 3 standards. Slopes in the new development area exceed 15% but are less than 25% and therefore an erosion control plan will need to be submitted with the zoning permit application. The impact on wildlife habitat is of concern, but the alternative locations for the new development envelope may have impacts on scenic and wet areas. The proposed single development envelope will not have a significant impact on habitat areas or corridors. There will still be a protected corridor of at least 1200 feet south of the development envelope.

The Appalachian Trail Corridor land south of the lot and the conserved Russell property west of the lot are included in the mapped Norwich Scenic Areas. It appears that the forest and terrain south of the development envelope will eliminate any visual impact from the Appalachian Trail Corridor. The open fields on the Russell property are clearly visible through the trees from the development envelope and, although there are trees on either side of the boundary line, there is concern about the visual impact of a new house in the development envelope. Darrell

Hotchkiss, an attorney representing Elisabeth Russell, requested that the development envelope be moved further back from the boundary line than the minimum ten foot setback and that a foliage buffer be maintained. He also noted that boundary line is not accurately located on the GIS map. Richard Grossman agreed that the development envelope could be moved east but was also concerned with moving it too close to the existing house. He also asked if there could be landscaping and patios closer to the boundary line than the house setback. Dechert suggested that a primary development envelope for structures, and secondary development envelope for patios and other low improvements would be possible.

The applicant will install a residential sprinkler system in the new house on Lot 2 and bury any utility lines to the house. A revised sketch plan of the revised location of the development envelope on Lot 2 will be submitted for the April 1 meeting. The plan will include the dimensions of the development envelope and distances to the western and southern boundaries. The sketch plan will also include the revised route of the driveway where it approaches the development envelope with finished centerline grades of 12% or less.

Hotchkiss submitted Exhibit #IP-1 - Sketch Plan – “Conservation Map – Property of Elisabeth Russell, Cossingham Road, Norwich,” prepared by the UVLT, September 2002.

Rotman moved to continue the hearing to April 1, 2010 at 7:30 PM. The motion was seconded by Ciccotelli and passed 7-0.

7. Rules of Procedure (continued)

See #5 above

The meeting was adjourned at 9:30 PM.

Phil Dechert

APPROVED 4/1/10