

NORWICH DEVELOPMENT REVIEW BOARD

April 15, 2010

Tracy Hall Meeting Room

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

Members not present: Ernie Ciccotelli, Mindy Penny

Alternates present: Don McCabe, Arline Rotman

Alternates not present: Christopher Ashley

Clerk: Phil Dechert **Others:** Richard Grossman, Liz Russell

1. The meeting was called to order by the Chair, John Lawe, at 7:10 PM.

2. **Minutes** – April 1, 2010 – Approved without changes.

3. **Administrative Issues:**

Future Schedule & Agendas

- May 6 – Open
- May 20 - Open

Other administrative issues

- Sending meeting/hearing information to members – John Lawe and Stanley Teeter are still on dial-up internet connection. All other members are on DSL, Cable, or Wifi. Larger sized documents will either be mailed or left outside the office for pick-up by John and Stan after they are notified by phone. Hard copies of all emailed documents will continue to be available at the meetings.
- Rules of Procedure – Signed copies of the DRB Rules of Procedure adopted at the April 1, 2010 meeting were distributed.
- Town Plan – Members were reminded that a public workshop to discuss the new draft town plan is scheduled by the Planning Commission for April 29 at 7 PM.

4. **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. (Continued from March 18 and April 1, 2010)

Members Participating: Lawe, Teeter, Loveland, Tuggle, Dean, Rotman (for Penny), McCabe (for Ciccotelli)

Applicant: Richard Grossman

Interested Persons: Elisabeth Russell, 11 Cossingham Road

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #9BSUB10, submitted by Applicants, dated 3/2/10.
- A-2 Preliminary Subdivision Review Questionnaire submitted by Applicants, dated 3/2/10.
- A-3 Memo from Applicant in Response to Hotchkiss Memo of 3/29/10, dated 3/29/10.
- A-4 Conceptual Driveway Plan and Profile, by Pathways, dated 4/14/10.
- A-5 Subdivision Plan with Development Envelopment, by Pathways, dated 4/14/10.

Submitted by Zoning Administrator

- Z-1 Four Ortho Base Map Sketches 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.
- Z-6 Revised Ortho Base Sketches showing Development Envelope and Driveway, submitted by ZA, dated 4/10.

Submitted by Interested Persons

- IP-1 Sketch Plan – Conservation Map – Property of Elisabeth Russell, Cossingham Road, Norwich, prepared by the UVLT, September 2002.
- IP-2 Memo from Darryl Hotchkiss, attorney for Elisabeth Russell, dated 3/29/10.
- IP-3 Memo from Darryl Hotchkiss, attorney for Elisabeth Russell, response to Applicant's memorandum of 3/29/10, dated 3/30/10.

The Clerk submitted Exhibits A-3, A-4, A-5, Z-6, IP-2, and IP-3.

Elisabeth Russell, owner of the Cossingham Farm Property adjacent to the proposed new lot, expressed concern that the location of the proposed house on Lot 2 would detract from the scenic value of the Cossingham Farm property. The Cossingham Farm property is protected by a conservation easement and is open for public use. The height and color of the structure is of concern. Richard Grossman, the owner/applicant, agrees with Russell's concerns but is also concerned that if there are too many restrictions he may not be able to sell the property in the future.

Teeter pointed out that the turns in the revised driveway plans did not meet the driveway standards of a "minimum horizontal road curve centerline radius of 40 feet." Dechert will check with the surveyor to revise the next set of driveway plans to comply. Concern was also expressed that because the driveway turns very close to the western boundary with the Cossingham Farm there will be major tree cutting and potential headlights. The applicant agreed to propose an alternative route for the driveway.

The development envelope is 40 feet from the western boundary line. The applicant requested to be able to landscape and create a patio with no structure higher than 30 inches in an area within 20 feet of the property line. Dechert suggested a "secondary development envelope with restrictions".

Dean moved to close the hearing. The motion was seconded by Rotman and passed 7-0.

The meeting was adjourned at 8:20 PM.

Phil Dechert

APPROVED 5-20-10