

NORWICH DEVELOPMENT REVIEW BOARD

May 20, 2010

Tracy Hall Meeting Room

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

Members not present: Ernie Ciccotelli, Folger Tuggle

Alternates present: Don McCabe

Alternates not present: Christopher Ashley, Arline Rotman

Clerk: Phil Dechert **Others:** Jenny & Campbell Levy

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

2. **Minutes** – April 15, 2010 – Approved without changes.

3. **Administrative Issues:**

Future Schedule & Agendas

- June 3 – Open
- June 17- Open

Other administrative issues: The Clerk shall forward notice of appeals and decisions by the Environmental Court and Vermont Supreme Court with regard to any DRB decisions to the DRB members when they are filed.

4. **Election of Officers**

The Clerk conducted the election of officers as prescribed in the DRB Rules of procedure.

Chair – John Lawe was nominated for Chair and elected Chair by a vote of 5-0 (Lawe abstaining).

Vice-Chair – Nancy Dean was nominated for Vice-Chair and elected Vice-Chair by a vote of 5-0 (Dean abstaining).

5. **Public Hearing**

#23BCU10 – Conditional Use Application by Jennifer F. and L. Campbell Levy, Landowners and Applicants, at 114 Academy Road, Lot 06-076.000, to construct an addition to the existing residence, re-locate an existing barn and remove an existing barn within the Primary Shoreline Protection Area along the Ompompanoosuc River.

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

Applicant: Jenny Levy, Campbell Levy

Interested Persons: None

The record in this case includes the following documents:

Submitted by Applicant

A-1 Application #23BCU10, submitted by Applicants, dated 05/03/10.

A-2 Existing Site Plan, by Charles T. Arnold, Jr., dated 4/7/10.

A-3 Proposed Site Plan, by Charles T. Arnold, Jr., dated 5/05/10.

Submitted by Zoning Administrator

Z-1 ZA Review Summary, submitted by ZA, dated 5/03/10.

Site Visit – Dechert reported that there was a site visit prior to the hearing at 4:30 attended by Jenny Levy, Dechert, and Members: Lawe, Teeter, Loveland, Dean, Penny, and McCabe. The location of the proposed addition, the relocated barn, the removed barn, and their proximity to the river were observed.

It was noted that most of the property is within the Primary Shoreline Protection Area along the Ompompanoosuc River including the existing house and barns. The two story addition will be no higher than the existing house. A tree near the house will be removed but all others will remain.

The board discussed with the applicant the need to maintain existing vegetation along the top of the bank and to re-plant the area where the barn is to be removed with an appropriate ground cover.

The board reviewed compliance with the criteria in Table 2.8 Shoreline Protection Overlay District and Section 5.04 Conditional Use review as addressed in the ZA Review Summary (Z-1). There were no non-compliance issues.

Dean moved to close the hearing. The motion was seconded by Penny and passed 6-0.

6. Boundary Line Adjustments:

#25BLA10 John & Debra Caulo – 96 Hopson Road – 20-031.000

Transfer .12 acres (“A”) from Lot 3 to Lot 2

Transfer .02 acres (“B”) from Lot 2 to Lot 1

The application included a plan prepared by Pathways Consulting and a BLA Review sheet from the Zoning Administrator.

John Caulo explained that the transfer from Lot 2 to Lot 1 of .02 acres was to provide for a better driveway design on Lot 1. The transfer from Lot 3 to Lot 2 of .12 acres is to move the ownership to Lot 2 of the land used by both parcels for access, and to give Lot 3 a right-of-way easement too for a small portion of the driveway.

Dean moved that the proposed Boundary Line Adjustment complies with Section 2.1(E) of the Subdivision Regulations, and therefore the Zoning Administrator is authorized to issue a Boundary Line Adjustment permit. The motion was seconded by Penny and approved 6-0.

#22BLA10 D. Rodman and Patricia M. Thomas - 16 Birch Hill Lane – 04-022.000

John S. and Maggie T. Pepper – 15 Bramble Lane – 04-023.000 and 04-024.000

Transfer 2 Acres from 04-022.000 to 04-024.000

Transfer 2 Acres from 04-023.000 to 04-022.000

The application included a plan prepared by Pathways Consulting, an orthophoto based plan prepared by the Norwich Planning office, and a BLA Review sheet from the Zoning Administrator.

The proposed boundary line adjustment transfers 2 acres from a Pepper lot to the Thomas lot and 2 acres from the Thomas Lot to another Pepper lot. All three lots are already developed.

Dean moved that the proposed Boundary Line Adjustment complies with Section 2.1(E) of the Subdivision Regulations, and therefore the Zoning Administrator is authorized to issue a Boundary Line Adjustment permit. The motion was seconded by Teeter and approved 6-0.

The meeting was adjourned at 8:40 PM.

Phil Dechert

APPROVED 6/17/10