

NORWICH DEVELOPMENT REVIEW BOARD

June 17, 2010

Tracy Hall Meeting Room

Members present: John Lawe, Nancy Dean, Stanley Teeter, Mindy Penny, Folger Tuggle, and Ernie Ciccotelli

Members not present: George Loveland,

Alternates present: Don McCabe, Arline Rotman

Alternates not present: Christopher Ashley

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

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

2. **Minutes** – May 20, 2010 – Approved without changes.

3. Administrative Issues:

Future Schedule & Agendas

- July 1 – No meeting
- July 15 - ??
- August 5 - Hearings

4. Boundary Line Adjustment – Preliminary Review

#29BLA10

Sian Owen - 63 Glen Ridge Road – 20-075.000

Mary & Fletcher Cooper – 73 Glen Ridge Road - 20-076.000

.09Acres from 20-075.000 to 20-076.000 & .09 Acres from 20-076.000 to 20-075.000

Land is being exchanged to accommodate the Owen 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 Ciccotelli and approved 7-0. (McCabe not voting)

5. Public Hearing

#7BSUB10 – Final 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, Tuggle, Dean, Ciccotelli, Penny, Rotman (for Loveland), McCabe (Alternate)

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.

- A-6 Conceptual Driveway Plan and Profile, by Pathways, revised 5/28/10
- A-7 Subdivision Plan and Development Envelopment, by Pathways, revised 5/28/10

Submitted by Zoning Administrator

- Z-1 Four Ortho Base Map Sketches for Warshell-Grossman Subdivision, submitted by ZA, dated 3/10.
 - a. Map A, with a scale of 1 inch equals 175 feet.
 - b. Map B, with a scale of 1 inch equals 300 feet.
 - c. Map C, map includes names of surrounding Roads and Trails, with a scale of 1 inch equals 300 feet.
 - d. Map D, Slopes, with a scale of 1 inch equals 175 feet.
 - e. 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.
- Z-7 ZA Report on Compliance with Preliminary Plan Review, dated 6/4/10

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.

Dechert noted that Exhibits A-6, A-7, and Z-7 were submitted for the Final Plan Review Hearing.

The revised driveway plan (A-6) eliminated the turns near the development envelope and shows a maximum centerline grade of 12%. A secondary development envelope is shown on the final plat (A-7) within which development shall be limited to landscaping and patio type features with a height of no more than 30 inches off the ground.

The applicant questioned what "earth tones" mean in Condition E. Dechert will research the meaning and recommend a modification to the condition if needed.

Dean moved to close the public hearing. The motion was seconded by Ciccotelli and approved 7-0.

The meeting was adjourned at 8:12 PM.

Phil Dechert

APPROVED 8-5-10