

NORWICH DEVELOPMENT REVIEW BOARD

August 5, 2010

Tracy Hall Meeting Room

Members present: Nancy Dean, Stanley Teeter, George Loveland, and Ernie Ciccotelli

Members not present: John Lawe, Mindy Penny, Folger Tuggle

Alternates present: Arline Rotman

Alternates not present: Don McCabe, Christopher Ashley

Clerk: Phil Dechert **Others:** Tom Cochran, Dan Hershenson, Leonard Pomerleau, Armand Pomerleau, Linda White, Carolyn Nolan, John Ring

1. The meeting was called to order by the Vice-Chair, Nancy Dean, at 7:08 PM.

2. **Minutes** – June 17, 2010 – Approved without changes.

3. Administrative Issues:

Future Schedule & Agendas

- August 19 – Montshire – Site Visit at 4:30 PM.
- September 2 - No meeting
- September 16 – Hearings – King Arthur Flour

4. Public Hearings

#40BSUBA10 – Amendment of Approved Subdivision Application by Thomas Cochran and Tanya Cluff, Landowners and Applicants, at Stagecoach Road, Map/Lot #03-054.130 to relocate Development Envelopment on Lot 3 of the previously approved Subdivision Permit #4BSUB04.

Members Participating: Nancy Dean, Stanley Teeter, George Loveland, Ernie Ciccotelli, Arline Rotman (for John Lawe)

Applicant: Tom Cochran, Dan Hershenson – Attorney for Applicant

Interested Persons:

Leonard Pomerleau – 272 Chapel Hill Road, 03-051.000

Armand Pomerleau – 272 Chapel Hill Road, 03-051.000

Linda White – 133 Stagecoach Road, Lot 03-050.100

Carolyn Nolan - 105 Stagecoach Road, Lot 03-050.000

The record in this case includes the following documents:

Submitted by Applicants

A-1 Application #40BSUBA10, submitted by Applicants, dated 6/30/10

A-2 Project Description, submitted by Applicants, received 6/30/10

A-3 Revised Survey of John H. Thetford, dated 6-25-10.

A-4 Revised Survey of John H. Thetford, dated 8-2-10.

A-5 Amended Project Description, submitted by Applicants, dated 8-4-10.

Submitted by Zoning Administrator

Z-1 DRB Decision of Maureen Sullivan Subdivision Application #04BSUB04, dated 5-21-04.

- Z-2 Two Ortho Photos of proposed Development Envelope, submitted by ZA, dated 7/10
- a. Ortho Photo (2008 color); and
 - b. Ortho Photo (2006 - black and white).

Site Visit Report - There was a site visit at 4:30 PM prior to the hearing attended by: Tom Cochran; DRB members Nancy Dean, Stanley Teeter, and George Loveland; interested parties: Linda White and Carolyn Nolan; and the Zoning Administrator. The applicant identified the location of the existing development envelopes approved in 2005, the amended development envelopes requested in the application, and the expanded development envelopes requested in the revised application. There did not appear to be any natural resource constraints within the proposed development envelopes.

Dan Hershenson, representing the applicant, described the request to enlarge and relocate the development envelopes without impacting any resource features identified in Section 3.3 of the Subdivision Regulations. The original development envelopes were very small and too close to the road. The proposed development envelopes will be set back more than 20 feet from the road right-of-way, 25 feet from the boundary line to the west, 124 feet from the boundary line to the south, and 150 feet from the boundary line to the north.

Leonard and Armand Pomerleau expressed concern regarding the location of their boundary line in relation to the 25 foot setback required by a court stipulation. The Vice-Chair explained that property line disputes were a civil matter not addressed by the DRB and that any issue should be worked out between the property owners.

Hershenson requested that the hearing be continued to August 19 to allow any other interested parties time to review the changes to the application. Notice of these changes had been mailed to abutters on August 2.

Rotman moved to continue the public hearing to August 19, 2010 at 7:30 PM. The motion was seconded by Loveland and approved 5-0.

#41BCU10 – Conditional Use Permit Application by John Ring, Landowner and Applicant, at 218 River Road, Map/Lot #16-106.000 to build a boathouse within the Flood Hazard Zone.

Members Participating: Nancy Dean, Stanley Teeter, George Loveland, Ernie Ciccotelli, Arline Rotman (for John Lawe)

Applicant: John Ring

Interested Persons: None

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #41BCU10, submitted by Applicants, dated 7/14/10.
- A-2 Survey of Property, dated May 23, 1950, received 7/14/10.
- A-3 Drawing of Boathouse, submitted by Applicant, received on 7/14/10.

Submitted by Zoning Administrator

Z-1 Ortho Map (2006) of Lot, prepared by ZA, dated 7/10.

Z-2 ZA Report, prepared by ZA, dated 7/10.

Site Visit Report - A site visit at 5:00 PM prior to the hearing was attended by: John Ring; DRB members Nancy Dean, Stanley Teeter, Arline Rotman, and George Loveland; and the Zoning Administrator. The applicant identified the proposed location of the boathouse facing the Connecticut River between 10 and 15 feet back from the top of the bank. Two tracks will extend from the boathouse approximately 20 feet into the river. An existing dock may be relocated to either side of the track.

John Ring described his proposed boathouse to be built on concrete piers between 10 and 15 feet back from the top of the river bank. Construction will conform to FEMA standards for accessory buildings constructed within the flood hazard area and the area around the boathouse will be re-seeded and landscaped after construction. All electrical equipment will be located well above the base flood elevation. The boat will travel to and from the boathouse on a cart on tracks extending approximately 20 feet into the river. The tracks will be removed in the winter.

Rotman moved to close the public hearing. The motion was seconded by Loveland and approved 5-0.

The meeting was adjourned at 8:30 PM.

Phil Dechert

APPROVED 8-19-10