

# NORWICH DEVELOPMENT REVIEW BOARD

August 19, 2010

Tracy Hall Meeting Room

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

**Members not present:** Mindy Penny

**Alternates present:**

**Alternates not present:** Don McCabe, Christopher Ashley, Arline Rotman

**Clerk:** Phil Dechert **Others:** Tom Cochran, Shawn Donovan, David Goudy

1. The meeting was called to order by the Chair, John Lawe, at 7:05 PM.

2. **Minutes** – August 5, 2010 – Approved without changes.

### 3. Administrative Issues:

Future Schedule & Agendas

- 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. (Continued from August 5, 2010)

**Members Participating:** Nancy Dean, Stanley Teeter, George Loveland, Ernie Ciccotelli,

**Applicant:** Tom Cochran

**Interested Persons:** None

Vice-Chair Dean opened the hearing.

The Zoning Administrator, Dechert, submitted an additional exhibit:

A-6 STIPULATION FOR DISMISSAL WITH PREJUDICE and a SETTLEMENT AGREEMENT filed with the Windsor County Clerk on June 30, 2006.

There was no additional testimony.

Teeter moved to close the public hearing. The motion was seconded by Ciccotelli and approved 4-0.

**#45BCU10** – Conditional Use and Site Plan Review Application by The Montshire Museum of Science, Landowner and Applicant, at One Montshire Drive, Map/Lot 16-090.000 to construct a 40' x 60' picnic pavilion with a tensile fabric roof over a concrete slab; and a 23' x 24' outdoor structure for bathroom facilities.

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

**Applicant:** David Goudy – Montshire Museum of Science Director, Shawn Donovan – SVE Associates

**Interested Persons:** None

The record in this case includes the following documents:Submitted by Applicant

- A-1 Application #45BCU10, submitted by Applicants, dated 7/16/10
- A-2 Review of Project letter by SVE Associates (see accompanying Exhibits below), submitted by Applicants, dated 6/23/10.
  - a. Architects Rendering of Outdoor Pavilion, dated 1/08;
  - b. Plan Elevations and Sections (Pavilion Toilets), dated 7/1/10;
  - c. Photo of Bollard Pathway Lights;
  - d. Utility and Grading Plan, by SVE Associates, dated 6/10/10;
  - e. Picnic Pavilion Water & Sewer Details, by SVE Associates, dated 6/10/10; and
  - f. Picnic Pavilion Water & Sewer Notes, by SVE Associates, dated 6/10/10.
- A-3 Photos of proposed pavilion and existing site at The Montshire Museum of Science, submitted by Applicants, (composite of photos by Zoning Administrator) 8/10.
- A-4 PowerPoint presentation at public hearing – 8/19/10

Submitted by Zoning Administrator

N/A

**Site Visit Report** - A site visit at 4:30 PM prior to the hearing was attended by: David Goudy – Montshire Museum of Science Director, Shawn Donovan – SVE Associates for the applicant; John Lawe, Stanley Teeter, Ernie Ciccotelli, and George Loveland from the DRB; and Phil Dechert, Zoning Administrator. The participants walked from the museum building to the pavilion site located in an open meadow currently used as a picnic area. The toilet facility will be in a wooded area just to the north. It appeared that both structures will not be seen from any public roads but that the pavilion structure will be visible from the driveway leading to the museum.

David Goudy gave a brief background statement explaining the need to provide a protected area for visitors, especially school groups, to rest, eat lunch, and use bathroom facilities away from the museum building.

Shawn Donovan presented a brief slide show showing a rendering of the proposed Pavilion, site plans, and additional pictures and information. The following points were made:

- The facility is designed to meet current demand, not an increase of usage
- Use will be seasonal – Memorial Day to Labor Day
- Use will be limited to visitors to the museum with access only through the museum building
- Use will be limited to regular museum hours, with possible evening use for public and private special events
- A “rain garden” will filter and absorb storm water with any excess water being collected in an underground drywell. Storm water off the roof will be collected by a French drain around the perimeter of the structure.
- The Pavilion structure roof is designed for a 50 lb. per square foot snow load and up to 90 mph wind bursts.
- There will be interior lighting in both structures. Exterior lighting will be limited to four bollards as shown on the plans. Any additional exterior lighting will comply with the lighting standards in the regulations and be approved by the zoning administrator.

- There will be no public vehicle access to the Pavilion site. There will be a service access from the driveway that may also be used for emergency response vehicles. The applicant will coordinate an emergency access plan with the Norwich Fire Chief.

The Chair reviewed the Site Plan Review and Conditional Use criteria for project compliance and there were no concerns.

Dean moved to close the public hearing. The motion was seconded by Tuggle and approved 6-0.

The hearing was closed at 8:30 PM.

The meeting was adjourned at 8:35 PM.

Phil Dechert

*APPROVED 9-16-10*