

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

October 7, 2010

Tracy Hall Meeting Room

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

Members not present: John Lawe, Mindy Penny

Alternates present: Christopher Ashley, Arline Rotman

Alternates not present: Don McCabe

Clerk: Phil Dechert **Others:** John Caulo, Steve Voigt, Cory Gray, Allen Britton, William Johnson

1. The meeting was called to order by the Vice-Chair, Nancy Dean, at 7:20 PM.

2. **Minutes** – September 16, 2010 – Approved without changes.

3. Administrative Issues:

Future Schedule & Agendas

- No scheduled hearings

4. Public Hearings

#52SPR10 – Conditional Use and Site Plan Review Application by King Arthur Flour Co., Inc., Landowner and Applicant and John Caulo, Land/Plan Advisors, agent for Applicant, at 135 US Route 5, Map/Lot 15-069.000 to construct additions and alterations to existing commercial facility; reconfiguration of parking lots and driveway access; and demolition of existing “Carleon” building. (Continued from September 16, 2010)

Members Participating: Dean, Teeter, Loveland, Ciccotelli, Tuggle, Rotman

Applicant: John Caulo – Project Manager, Steve Voigt – President of King Arthur Flour

Interested Persons: Cory Gray – 16 Mill Road (Abutter)

Nancy Dean, Vice- Chair opened the hearing at 7:30 PM.

The record in this case includes the following **additional** documents:

Submitted by Applicant

A-6 Review of revisions to Project Letter, submitted by Agent for Applicant, dated 9/30/10.

A-7 Revised Site Plans by truexcullins workplace:

- a. Site Materials and Layout Plan (L1.0), dated 9/28/10;
- b. Planting Plan and Schedule (L2.0), dated 9/28/10; and
- c. Site Lighting Plan (L3.0), dated 9/28/10.

Submitted by Zoning Administrator

ZA-1 Norwich Fire Department Report, (previously dated 9/08/10), revised 9/21/10

ZA-2 Norwich Public Works Department Report, (previously dated 9/08/10), revised 9/26/10

ZA-3 Norwich Police Department Report, (previously dated 9/14/10), revised 9/20/10

John Caulo presented the revisions made to the plan since the September 16 hearing. These changes include:

- Specific parking spaces identified for handicap parking
- Elimination of lighting fixtures along new driveway except for fixture at intersection with Route 5.
- Reducing height of the light fixture poles from 25 feet to 18 feet.
- One less fixture at parking area.
- Re-deployment of fixtures to better focus light on parking and walkways
- Listing of quantities of plants
- “No mowing” section in the wetlands buffer area by pond

There was a brief discussion of these revisions.

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

#61BSUB10 – Preliminary Plan Review of a Minor Subdivision Application by William H. Johnson, Applicant and the Allen H. Britton Trust, Landowner to divide Lot 11-152.100 into 2 lots of 15.7 acres and 21.3 acres at 271 Goodrich Four Corners.

Members Participating: Dean, Teeter, Loveland, Ciccotelli, Tuggle, Rotman, Ashley

Applicant: William Johnson – Agent, Allen H. Britton - Landowner

Interested Persons: None

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #61BSUB10, submitted by Applicant, dated 8/25/10
- A-2 Survey for Allen Britton, Jr., by K.A. LeClair Associates, Inc., dated January 6, 1995, submitted by Applicant on 8/25/10.

Submitted by Zoning Administrator

- ZA-1 Preliminary Subdivision Review Questionnaire, submitted by ZA, dated 9/22/10.
- ZA-2 Ortho Base Map Sketch (2008) for Britton Subdivision, submitted by ZA, dated 9/10.
- ZA-3 Checklist for Development Envelopes Table, submitted by ZA, dated 9/22/10
- ZA-4 Density Calculation Sheet, submitted by ZA, dated 8/25/10.
- ZA-5 Norwich Public Works Department Report, dated 9/26/10
- ZA-6 Norwich Police Department Report, dated 9/27/10
- ZA-7 Norwich Fire Department Report, dated 9/27/10.
- ZA-8 Ortho Base Map with Agricultural soils, dated 10/7/10.
- ZA-9 Ortho Based Map with Slopes, dated 10/7/10.

These exhibits were distributed prior to the hearing with the exception of ZA-8 and ZA-9 which were introduced at the hearing.

Nancy Dean, Vice- Chair opened the hearing at 7:57 PM.

Site Visit – Dechert reported that there was a site visit prior to the hearing at 4 PM attended by the applicant, landowner, Zoning Administrator, and the following Board members: Teeter, Loveland, Ciccotelli, Tuggle, Rotman, Ashley. The visit included both lots with special attention to the driveway on Lot #2.

William Johnson described the two new lots:

Lot #1 - Although most of the open land has Prime agricultural soil, the placement of the development envelope will minimize the impact on the agricultural potential of the lot. There is an existing garage, underground power, and an installed septic field, but the septic tank has not been installed. The forested area west of the development envelope has a steep uphill grade.

Lot #2 – This lot is accessed off of a private road, Mystic Drive, which provides access to four lots on adjacent parcels. There is a steep portion of the new driveway to the development envelope that exceeds 12%. The applicant will either have to re-build a section of the driveway to reduce the grade, request a waiver, or both. The applicant will also need to submit a waiver request if it is not feasible to bury the utility lines.

Erosion and sedimentation control plans will be required for portions of the Lot #2 driveway and for any house sites on slopes greater than 15%.

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

The hearing was closed at 8:35 PM.

The meeting was adjourned at 8:45 PM.

Phil Dechert

APPROVED 11-18-10