

## NORWICH DEVELOPMENT REVIEW BOARD

### MINUTES

December 16, 2010

Tracy Hall Meeting Room

**Members present:** John Lawe, Stanley Teeter, George Loveland, Mindy Penny, Ernie Ciccotelli

**Members not present:** Nancy Dean, Folger Tuggle

**Alternates present:** Christopher Ashley, Don McCabe

**Alternates not present:** Arline Rotman

**Clerk:** Phil Dechert **Others:** Anne Evans, Sarah Gormley

1. The meeting was called to order by the Chair, John Lawe, at 7:39 PM.

2. **Minutes** – November 18, 2010 – Approved without changes.

### 3. Administrative Issues:

Future Schedule & Agendas

- No scheduled hearings

### 4. Public Hearings

**#76BSUB10** – Final Plan Review of a Minor Subdivision Application by Anne Evans, Applicant and the Katharine Van Vechten Myers Trust, Landowner to divide Lot 14-031.000 into 2 lots of 30.0 acres and 57.9 acres at 436 Joshua Road.

**Members Participating:** Lawe, Teeter, Loveland, Penny, Ciccotelli, Ashley, McCabe

**Applicant:** Anne Evans, Sarah Gormley

**Interested Persons:** None

John Lawe, Chair opened the hearing at 7:51 PM.

The record in this case includes the following documents:

#### Submitted by Applicant

A-1 Application #76BSUB10, submitted by Applicants, dated 11/29/10.

A-2 Preliminary Subdivision Plan for Warren Powers Laird Myers and Katharine Van Vechten Myers Revocable Trusts, by Harry Burgess, (Survey 1/96) revised for Subdivision 11/09.

A-3 Proposed Driveway Maintenance Language, submitted by Applicant on 12/14/10.

A-4 Revised Subdivision Plan/Survey for Laird Myers and Katharine Van Vechten Myers Revocable Trusts, by Harry Burgess, dated 12/10.

#### Submitted by Zoning Administrator

ZA-1 Document and Interested Parties List, submitted by ZA, updated 12/14/10.

ZA-2 Density Calculation Sheet, submitted by ZA, dated 12/28/09.

ZA-3 Checklist for Development Envelopes Table, submitted by ZA, revised 12/13/10.

ZA-4 Ortho Based Map Sketch (2009) for Myers Subdivision, showing property with Development Envelopes, submitted by ZA, dated 12/10, revised 12/13/10.

- ZA-5 A. Ortho Based Map Sketch (2009) for Myers Subdivision, showing index numbers with photos of site, dated 12/10, revised 12/13/10.  
B. Photos of site, dated 12/10.
- ZA-6 Norwich Public Works Department Municipal Impact Review Sheet, dated 12/4/10
- ZA-7 Norwich Police Department Municipal Impact Review Sheet, dated 12/2/10
- ZA-8 Final Subdivision Review Questionnaire, submitted by ZA, dated 12/13/10.
- ZA-9 Ortho Based Map Sketch (2009) for Myers Subdivision, showing enhanced view of Development Envelopes, submitted by ZA, dated 12/13/10.
- ZA-10 Norwich Fire Department Municipal Impact Review Sheet, dated 12/15/10.
- ZA-11 Ortho Based Map Sketch (2009) for Myers Subdivision, showing property with Development Envelopes revised to match revised Subdivision Plan/Survey (see A-4), submitted by ZA, revised 12/16/10.

New exhibits A-4 and ZA-11 were distributed at the hearing.

Site Visit- The following participated in a site visit at 10 AM on the date of the hearing: Phil Dechert, and DRB members Ashley, Penny, Loveland, and Teeter. The group looked closely at both existing house sites and the development envelope areas. The steep access directly from the house in DE-2A to DE 2-B was noted. Access to DE-2B may need to be from the driveway to DE-1.

A Preliminary Plan Review for this application was not required based on Section 2.3(A)(1) of the Norwich Subdivision Regulations which exempts a minor subdivision with a density of less than one house per 20 acres. The overall density of this subdivision is one house per 44 acres.

The Board reviewed the Checklist for Development Envelopes Table, the revised subdivision survey, and other exhibits to determine compliance with the subdivision regulations. The issue of the houses, being more than a mile from a fire hydrant, not complying with the requirement for sprinklers was raised. In the past, pre-existing houses have not been required to add sprinkler systems.

After a discussion of the very steep (over 25%) access to the secondary development envelope on Lot 2, the applicant agreed to eliminate this development envelope from the application.

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

The hearing was closed at 8:40 PM.

The meeting was adjourned at 8:45 PM.

Phil Dechert

APPROVED 2/17/11