

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

February 17, 2011

Tracy Hall Meeting Room

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

Members not present: Mindy Penny

Alternates present: Don McCabe

Alternates not present: Christopher Ashley, Arline Rotman

Clerk: Phil Dechert **Others:** Tim Rockwood, William Johnson, David & Catherine Bucci, Christopher O'Brian, Charles Reibel, Nancy Leavitt-Reibel

1. The meeting was called to order by the Chair, John Lawe, at 7:16 PM.

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

3. Administrative Issues:

- Future Schedule & Agendas
 - 3-3-11 - No scheduled hearings
 - 3-17-11 – Anticipating one or two hearings
- 3-10-11 - VLCT Workshop on Public Service Board Proceedings and the Municipal Role – March 10, VITV sites. John Lawe may attend.
- John Lawe requested that some members review audio and video recordings of hearings to determine if they are adequate for judicial review of hearings on appeal. The Clerk will notify members when they are available.

4. Public Hearings

#61BSUB10 – Final 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 Road.

Members Participating: Lawe, Teeter, Loveland, Ciccotelli, McCabe, Tuggle, Dean

Applicant: William Johnson - Realtor, Tim Rockwood - Rockwood Land Services, LLC

Interested Persons: None

John Lawe, Chair opened the hearing at 7:33 PM.

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.
- A-3 Site Plan for Allen Britton Trust, prepared by Rockwood Land Services, LLC, dated 1/27/11.

- A-4 a. Schematic Driveway Plan, (Sheet C1) prepared by Rockwood Land Services, LLC, dated 1/20/11; and
- b. Schematic Driveway Plan, (Sheet C2) prepared by Rockwood Land Services, LLC, dated 1/20/11.
- A-5 Response to Recommendations in DRB Preliminary Plan Review (10/20/10), by Rockwood Land Services, LLC, dated 1/27/11.
- A-6 Warranty Deed between Allen and Barbara Britton, Jr. Grantor, and G.R. Porter & Sons, Inc., Grantee, including Private Road Maintenance Agreement for Mystic Drive, recorded in the Norwich Land Records, Book 128, Pages 689-693, dated 9/9/98, submitted 2/14/11.

Submitted by Zoning Administrator

- ZA-1 Preliminary Subdivision Review Questionnaire, submitted by ZA, (previously dated 9/22/10), revised 10/05/10.
- ZA-2 Ortho Base Map Sketch (2008) for Britton Subdivision, submitted by ZA, (previously dated 9/10), revised 10/10.
- 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.
- ZA-10 Preliminary Plan Review, signed by DRB, dated 10/20/10.
- ZA-11 Documents and Interested Parties list, revised 2/17/11.
- ZA-12 Norwich Fire Department Report re: Proposed conditions for waiver from centerline driveway grade, dated 2/10/11.

Exhibits A-4a&b were projected on the screen during the hearing.

The Response to Recommendations in DRB Preliminary Plan Review (A-5) was discussed by Tim Rockwood and members of the Board. The private road (Mystic Drive) maintenance agreement is already part of the deed dividing the original Britton parcel in 1998 into five lots at the end of Mystic Drive and the remaining parcel Lot #2 is on (A-6).

A waiver request to allow a driveway with a centerline grade over 12% but less than 15% is supported by the Fire Chief if certain conditions relating to a residential sprinkler system are included (ZA-12). The applicant will accept the proposed conditions. There were questions regarding the enforcement of the requirement for sand barrels along the steep part of the driveway. The Board had concern that there was no clear sight line between the turn offs at either end of the steep section. Adding another turn off or widening the roadway could substantially increase the amount of fill material required and impact the stream.

A waiver to allow the utility lines to be above ground was accepted except that there seemed to be no reason not to bury them once they were up at the upper plateau or the 685' elevation on the plans. The applicant agreed that they would be buried at the top.

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

The hearing was closed at 8:00 PM.

#3BSUBA11 – Amendment of Approved Subdivision Application by David and Catherine Bucci, Landowners and Applicants, at Turnpike Road, Lot 10-087.000 to relocate the Development Envelopment and the driveway on Lot 1 of the previously approved Subdivision Permit #22BSUB05.

Members Participating: Lawe, Teeter, Loveland, Ciccotelli, McCabe, Tuggle, Dean

Applicant: David & Catherine Bucci, Christopher O'Brian

Interested Persons: Charles Reibel & Nancy Leavitt-Reibel – 789 Turnpike Road
Anne Hyde and Daniel J. Degan – 816 Turnpike Road (by email)

John Lawe, Chair opened the hearing at 8:06 PM.

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #3BSUBA11, submitted by Applicants, dated 1/26/11.
- A-2 Project Description, submitted by Applicants, dated 1/25/11.
- A-3 Revised Development Envelope and Driveway on Lot 1 of Site Plan of David Kadoch, submitted by Applicants on 1/27/11.

Submitted by Zoning Administrator

- ZA-1 Document and Interested Parties List, submitted by ZA, dated 2/2/11.
- ZA-2 DRB Decision of David Kadoch Subdivision Application #22BSUB05, submitted by ZA, dated 11-4-05.
- ZA-3 Ortho Base (2009) Map of Amended Development Envelope and Driveway Location for Lot #1, submitted by ZA, dated 2/17/11.
- ZA-4 Photos of property, submitted by ZA, dated 2/17/11.

Submitted by Interested Persons:

- IP-1 Abutter comments – Anne Hyde Degan & Daniel J. Degan – 816 Turnpike Road, dated 2/17/11
- IP-2 Abutter Comments - Nancy Leavitt-Reibel & Charles Reibel – 789 Turnpike Road, dated 2/17/11

Exhibits ZA-3, ZA-4, IP-1, and IP-2 were distributed at the hearing.

Exhibit ZA-3 was projected on the screen during the hearing

Although there was no site visit, Dean, Lawe, Teeter, and Ciccotelli had participated in the 2005 subdivision hearing and Tuggle visited the site.

The Lot #1 development envelope will be substantially larger, but does not appear to have any adverse impact on any Section 3.3 criteria and is well back from the legal setbacks. The 20' buffer with existing trees along Turnpike Road and in the southeast corner along the south boundary will be preserved.

The abutters mentioned that there is a wet area in the southeast corner of the property along their boundary. There are no mapped wetlands or hydric soils but the area in general appears to have an elevated water table.

The applicants will need to submit a revised mylar final plat with the new development envelope identified.

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

The Board entered deliberative session.

The meeting was adjourned at 8:45 PM.

Phil Dechert

APPROVED 3/17/11