

NORWICH DEVELOPMENT REVIEW BOARD
MINUTES - April 21, 2011
Tracy Hall Meeting Room

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

Members not present:

Alternates present: Don McCabe, Arline Rotman

Alternates not present: Christopher Ashley

Clerk: Phil Dechert **Others:** Ned and Margaret Redpath, Tim Rockwood

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

2. **Minutes** – April 7, 2011 – Approved without changes.

3. Administrative Issues:

- Future Schedule & Agendas
 - May 5 – Bartlett Subdivision (continued from April 7)
 - May 5 – Brown Subdivision – Preliminary Plan Review
 - May 19 – No hearings scheduled
- Information for Brown Subdivision was distributed to the DRB Members.
- Minutes – Clerk was requested to record substantive changes made by Board to draft minutes prior to approval in the minutes of the meeting where the changes were approved.
- DRB Hearing Procedures –A draft of the Public Hearing Procedures document was reviewed. No substantive changes were made and the draft was approved by consensus. This will be made available to the public at future public hearings.
- Final Hearings – In response to a question by a DRB member, it was agreed that a member may participate in a Final Plan Review hearing even if they did not participate in the Preliminary Plan Review for the same application. The Final Plan Review hearing is a new hearing and the review is based on the comments, questions, and recommendations stated in the Preliminary Plan Review.
This will be included in the next revision of the DRB Rules of Procedure.

4. Public Hearings

#69BSUB10 – Final Plan Review of a Minor Subdivision Application by Edward Long Redpath and Margaret C. Redpath, Applicants and Landowners to divide Lot 20-057.200 into 2 lots of 17.44 acres and 5.7 acres at 28 Goddard Road.

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

Applicants/Landowners: Ned and Margaret Redpath

Interested Persons: None

John Lawe, Chair opened the hearing at 7:36 PM.

McCabe will sit as an alternate and will not participate in deliberations unless needed.

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #69BSUB10, submitted by Applicants, dated 10/22/10.
- A-2 Response from Applicants to DRB's Preliminary Plan Review, received 12/9/10.
- A-3 Proposed Driveway Maintenance Agreement, submitted by Applicants, received 12/9/10.
- A-4 Final Subdivision Plan, by Rockwood Land Services, LLC, dated 4/11.

Submitted by Zoning Administrator

- ZA-1 Preliminary Subdivision Review Questionnaire, submitted by ZA, dated 11/2/10.
- ZA-2 Ortho Based Map Sketch (2006) for Redpath Subdivision, showing Prime and Statewide Agricultural Soils, submitted by ZA, dated 10/10.
- ZA-3 Ortho Based Map Sketch (2006) for Redpath Subdivision, showing Slopes, submitted by ZA, dated 10/10.
- ZA-4 Ortho Based Map Sketch (2006) for Redpath Subdivision, showing Development Envelopes, submitted by ZA, dated 11/10.
- ZA-5 Checklist for Development Envelopes Table, submitted by ZA, dated 11/2/10.
- ZA-6 Density Calculation Sheet, submitted by ZA, dated 10/21/10.
- ZA-7 Norwich Public Works Department Municipal Impact Review Sheet, dated 11/16/10.
- ZA-8 Norwich Police Department Municipal Impact Review Sheet, dated 11/8/10.
- ZA-9 Norwich Fire Department Municipal Impact Review Sheet, dated 11/17/10.
- ZA-10 Preliminary Plan Review, signed by the DRB, dated 12/1/10.
- ZA-11 Document and Interested Parties List, submitted by ZA, dated 4/11/11.

The DRB reviewed the Final Plat (A-4), a copy of the state wastewater permit, and the proposed driveway maintenance agreement (A-3).

The plans and other documents complied with the Preliminary Plan Review's (ZA-10) recommendations.

Dean moved to close the hearing. The motion was seconded by Ciccotelli and approved 7-0. The hearing was closed at 7:47 PM.

#7BRL11 – Ridgeline Protection Review Application by Wilbert C. Hardy, III, Applicant and Landowner, for a ridgeline development review of Lot 04-061.100 at 1515 New Boston Road, in accordance with the Norwich Zoning Regulations Section 5.08 and Table 2.9

Members Participating: Lawe, Dean, Teeter, Loveland, Ciccotelli, Tuggle, Penny
Applicants/Landowners: Tim Rockwood, surveyor representing the landowner/applicant.
Interested Persons: None

John Lawe, Chair opened the hearing at 8:00 PM.
Rotman and Penny will sit as alternates and will not participate in deliberations unless needed.

The record in this case includes the following documents:

Submitted by Applicants

A-1 Application #7BRL11, submitted by Applicant, dated 4/4/11.

Submitted by Zoning Administrator

ZA-1 Documents and Interested Parties list, dated 4/20/11.

ZA-2 Ridgeline Protection Overlay District Review Questionnaire, submitted by ZA, dated 4/6/11.

ZA-3 Ortho Base (2009) Photo of Ridgeline Protection Review Plan, submitted by ZA, dated 4/11.

ZA-4 Visual Impact Profile Sheet, submitted by ZA, dated 4/11/11.

ZA-5 Ortho Base (2009) Photo showing Development Envelope, submitted by ZA, dated 4/11.

Site Visit Report – Dechert reported there was a site visit at 4:30 PM prior to the hearing attended by members Teeter, Ciccotelli, Penny, Loveland, McCabe and Rotman; the DRB Clerk, Dechert; and Tim Rockwood for the applicant. Participants drove to the building site and looked at the Development Envelopment area, “no cut” area, and the view over and through the trees. (DRB members Lawe, Dean and Tuggle visited the site at other times).

Tim Rockwood indicated that applicant had been planning to build the house for many years and obtained a building permit (#19BH07) which lapsed after two years. Roadway and site work had been done many years ago. He also showed screening of the house by trees. A “no-cut” area will be bounded by a radius 200’ from the house and continue to 400’ from the house running in an arc from north to east to south. There will be limited cutting in the “no cut” areas to allow for maintenance of the trees and long range views but not permit a view of the house from town roads.

Dechert described the Visual Profile Sheet (ZA-4) which indicated any view of the house from New Boston will be very limited. Dechert also went over the criteria for reviewing Ridgeline Protection Review NZR Table 2.9 and Section 5.08.

The existing road meets the Private Highway and Driveway Specifications (ZA-2).

The Development Envelopment has been revised to include an area southwest of the house for a garage or other accessory buildings (ZA-5).

Ciccotelli moved to close the hearing. The motion was seconded by Dean and approved 7-0. The hearing was closed at 8:56 PM.

The meeting was adjourned at 9:30 PM.

Phil Dechert

APPROVED 5/5/11