

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

June 2, 2011

Tracy Hall Meeting Room

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

Members not present: Arline Rotman

Alternates present: Bill Lyons, Mindy Penny

Alternates not present: Don McCabe

Clerk: Phil Dechert **Others:** Ann Kynor, Rod Finley, Stephen Gaughan, Liz Blum, Maria Cabri, Chip Hedler, William Davis, Julia Dickenson, Deborah Boettiger, John Turner, Heather Cantlin, Polly Johnson, Ann Marie Smith, Jake Blum, Susan Blum, David Bartlett (by speaker phone)

1. The meeting was called to order by the Chair, John Lawe, at 7:20PM.

2. **Minutes** – May 5, 2011 – Approved without changes.

3. Administrative Issues:

- Future Schedule & Agendas
 - June 16 – Brown Subdivision – Continued from May 5

4. Public Hearings

#6BSUB11 – Public Hearing for the Preliminary Plan Review of a Minor Subdivision Application by David Bartlett and Jennifer L. Moyer, Applicants and Landowners, to divide Lot 20-183.000 into 2 lots of 2.0 acres and 3.06 acres at 59 Carpenter Street (Continuation from April 7, 2011 & May 5, 2011).

Members Participating: John Lawe, Stanley Teeter, George Loveland, Nancy Dean, Ernie Ciccotelli, Folger Tuggle, Mindy Penny, Bill Lyons (Alternate)

Applicants/Landowners: Ann Kynor & Rod Finley – Pathways Consulting, David Bartlett (by speaker phone)

Interested Persons: Stephen Gaughan, Liz Blum, Maria Cabri, Chip Hedler, William Davis, Julia Dickenson, Deborah Boettiger, John Turner, Heather Cantlin, Polly Johnson, Ann Marie Smith, Jake Blum, Susan Blum,

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

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

Tuggle did not participate at the April 7, 2011 hearing but has reviewed all the exhibits and has visited the site.

The Chair opened the hearing with the following recommendations to the Board:

- Based on past testimony and submissions, the Board should assume the wetland delineations are accurate unless a final review by the US Army Corps of Engineers Wetlands Specialists finds differently.

- Although there may not have been a final determination by the state on whether the wetlands are Vermont Class 2 or Class 3, the town regulations require a 50 foot buffer zone for either.
- Wastewater disposal and potable water supply are under jurisdiction of the state, not the town, and therefore, the Board should not spend time hearing testimony or discussing design issues.

Ann Kynor and Rob Finley from Pathways Consulting described the revised wetland delineations submitted to the board and also submitted to the state. Finley explained that Tim McCormack, Pathways' wetlands scientist had met at the site on May 5 with Rebecca Chalmers, Vermont District Wetlands Ecologist, and Marty Abair, Senior Project Manager with the New England District of the U.S. Army Corps of Engineers (USACOE). Some changes to the delineations were discussed and it was determined that these were marginal wetlands with low values. McCormack had been able to better inventory the wetland type vegetation on a May 13 site visit. Updated maps and analysis had been sent to Chambers on May 12, 2011 (See Exhibit A-9). Her response is in Exhibit A-10.

Several interested parties had comments and concerns regarding the updated plans including the ongoing surface water issue, questioning the wetland delineation, utility installation and construction impacts on wetlands, and ditching around the driveway. Kynor addressed these concerns by describing the plan in more detail.

The diameter of the culverts at the wetland crossing is substantially oversized as required by the state. Finley explained how culverts are installed to prevent lifting by frost. Concern was expressed about the differential of grade between the new driveway and adjacent property.

The Chair raised the issue of the large quantities of water moving across the property from the Hawk Pine cliff towards Carpenter Street. Kynor summarized an email she had sent earlier in the day (Exhibit A-11) explaining that the minimum impervious area created (7,000 square feet) is minimal in relation to the overall area (200,000 square feet). Some of the interested parties disagreed.

There were additional comments from interested parties addressing water, aesthetics, ditching for wastewater system through wetlands, and impact of development on wetlands.

The Chair suggested the Board consider continuing the hearing to a future date and have a deliberative session to determine if and what additional information is needed.

Tuggle moved to continue the hearing to July 7th at 7:30 PM. The motion was seconded by Dean and was approved 7-0. The hearing was closed at 9:32 PM

David Bartlett, landowner and applicant, stated by speaker phone that he is willing to help with the wetlands and surface water problem for the entire neighborhood using the balance of his property to improve retention and drainage issues.

The meeting was adjourned at 9:43 PM.