

NORWICH DEVELOPMENT REVIEW BOARD

November 3, 2011

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Nancy Dean, Ernie Ciccotelli

Members not present: George Loveland, Folger Tuggle, Arline Rotman,

Alternates present: Don McCabe **Alternates not present:** Bill Lyons

Clerk: Phil Dechert **Others:** Charlotte Metcalf, Tim Rockwood, Mary Albert

1. The meeting was called to order by the Chair, John Lawe, at 7:10 PM.

2. **Minutes** – September 29, 2011 approved without changes.

3. Administrative Issues:

- Future Schedule & Agendas
 - November 17, 2011 – No Hearings, Review of Subdivision Reg. Changes
 - December 1, 2011 – Metcalf Final
- Amendments to Subdivision Regulations – Copies of the proposed amended subdivision regulations were distributed and will be reviewed at the November 17 meeting. Digital versions were sent to all the members.

4. **Public Hearing #38BSUB11** – Preliminary Plan Review of a Minor 2-lot Subdivision and two Boundary Line Adjustments at 742 Vermont Route 132 (05-095a) and 97 Kerwin Hill Road (05-095b) by Timothy Rockwood, Applicant and Charlotte Metcalf, Trustee, Landowner.

Members Participating: John Lawe, Stanley Teeter, Nancy Dean, Ernie Ciccotelli, Don McCabe

Applicants/Landowners: Charlotte Metcalf, Tim Rockwood - Rockwood Land Services, LLC

Interested Persons: Mary Albert, 153 Kerwin Hill Road

John Lawe, Chair opened the hearing at 7:30 PM.

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #38BSUB11, submitted by Applicant, dated 10/18/11
- A-2 Narrative, prepared by Rockwood Land Services, LLC, dated 10/13/11.
- A-3 Current Parcel Configuration Plan, prepared by Rockwood Land Services, LLC, dated 10/13/11
- A-4 Proposed Parcel Configuration Plan, prepared by Rockwood Land Services, LLC, dated 10/13/11.
- A-5 Proposed Development Envelopes, prepared by Rockwood Land Services, LLC, dated 10/13/11.
- A-6 Vermont Land Trust Letter, submitted by Applicant, dated 10/19/11

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, dated 10/24/11.

ZA-2 Ortho Base (2009) Photo of Subdivision and Boundary Line Adjustments, submitted by ZA, dated 10/11.

There was no site visit since most members are familiar with the property.

Tim Rockwood explained that two existing parcels, previously purchased from different owners are to be reconfigured to create a "Farm Parcel" to be conveyed to the Vermont Land Trust for permanent conservation as a farm. Details of the conservation easement are in a letter from the Vermont Land Trust (Exhibit A-6).

The "Thorburn Parcel," at 97 Kerwin Hill Road, contains the farmhouse, a smaller residence, and barns on 15.5 acres. The farmhouse, barns, and 3.4 acres will be included in the "Farm Parcel." Two parcels, 9.3 and 2.8 acres, along with the smaller residence will be transferred to the "Clark Parcel" in a boundary line adjustment. A 42 acre parcel along Vermont Route 132 will be subdivided from the "Clark Parcel" and become a second part of the "Farm Parcel". The two parts of the "Farm Parcel" will be connected by a farm road in a deeded right-of-way. Development envelopes have been created for the two existing houses. There will be no additional non-farm development at this time and any future development on the "Clark" parcel will require an amendment to the subdivision permit. By the terms of the conservation easement there will be no additional non-farm development on the "Farm Parcel".

The Board, after reviewing the criteria in Sections 3.3 through 3.10, determined the project to be in compliance since there was no additional non-farm development proposed.

Dean moved to close the Preliminary Plan Review hearing and continue to a Final Plan Review Hearing on December 1, 2011 at 7:30 PM. The motion was seconded by Ciccotelli and was approved 5-0. The hearing was closed at 8:15 PM.

The meeting was adjourned at 8:18PM.

Phil Dechert, Clerk

APPROVED 11/17/11