

**NORWICH DEVELOPMENT REVIEW BOARD  
MINUTES**

**November 7, 2013**

Tracy Hall Meeting Room

**Members present:** John Lawe, Stanley Teeter, Ernie Ciccotelli, Nancy Dean, Arline Rotman, and John Carroll

**Members not present:** Folger Tuggle

**Alternates present:** Don McCabe **Alternates not present:**

**Clerk:** Phil Dechert **Others:** Jeannie Kornfeld, Carolyn Fryer, John Gregory

1. The meeting was called to order by the Chair, John Lawe, at 7:14 PM

2. **Minutes** – October 3, 2013 were approved without changes.

**3. Administrative Issues:**

- Future Schedule & Agendas
  - December 5, 2013 – Final Hearing Scheduled for Kornfeld #49BSUB13
- Membership – Alternate member John Carroll was welcomed as a newly appointed regular member of the board.
- Policy for DRB technical review of applications by an independent consultant with costs to be paid by applicant was reviewed and it was decided to further discuss this matter at the next scheduled meeting.
- New hand-out for Interested Persons explaining “on the record” appeals was distributed by the Clerk. There was a discussion about providing information to abutters and interested parties on the hearing and appeal process. After discussion it was agreed to put it on the agenda for further review.

**4. Boundary Line Adjustment**

**#50BLA13** - #11-146.000, Amy Stringer, 95 Upper Pasture Road, and #11-147.000, Stuart Karon and Jodi Wenger, 113 Upper Pasture Road Exchange two 5,000 sf+/- parcels between 11-146.000 and 11-147.000

Zoning Administrator presented the proposed BLA along with a chart and tax map showing proposed changes. The proposal will exchange two 5,000 sf+/- parcels between 11-146.000 (Stringer) and 11-147.000 (Karon/Wenger).

Carroll moved that the proposed Boundary Line Adjustment conforms to the criteria in Section 2.1(E)(1) NSR and therefore the Zoning Administrator is authorized to issue an administrative permit for the Boundary Line Adjustment. The motion was seconded by Dean and was approved 7-0.

**5. Public Hearing:**

**#49BSUB13** – Preliminary Plan Review of a Minor Subdivision Application by Jeannie and Amos Kornfeld, Applicants and Gloria G. Crowe, Landowner to divide Lot 10-134.000 into 2 lots of 6.0 acres and 8.0 acres at 96 Upper Turnpike Road.

**Members Participating:** Lawe, Teeter, Ciccotelli, Dean, Rotman, Carroll, McCabe

**Applicant/Landowner:** Jeannie Kornfeld,

**Interested Persons:** Carolyn Fryer (abutter at 108 Turnpike RD), and John Gregory (abutter at 816 Turnpike RD)

The Chair opened the hearing at 7:30 PM.

The record in this case includes the following documents:

Submitted by Applicant

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Submitted by Applicants

A-1 Application #49BSUB13, submitted by Applicants, dated 10/15/13.

Submitted by Zoning Administrator

ZA-1 Documents and Interested Parties list, dated 10/29/13.

ZA-2 Ortho Base (2011) Photo of Site Plan, dated 10/13.

- a. Site Plan showing both Lots A and B
- b. Site Plan showing new undeveloped Lot B with development envelope
- c. Site Plan showing Agricultural Soils

ZA-3 Checklist for Development Envelopes, submitted 10/29/13.

ZA-4 Zoning Administrator Report, submitted 10/29/13.

ZA-5 Density Calculation Sheet, revised 11/29/12, submitted 10/29/13.

**Site Visit Report:** 4 PM at 96 Turnpike Road – Members: Lawe, Dean, Teeter

Clerk: Dechert Applicant: No

Participants viewed both lots, the development envelope location on the new lot, and the driveway access location. The areas with statewide and prime agricultural soils were identified.

The Clerk described the property as primarily open with agricultural soils. The location of the development envelope on the new lot is in an area less suitable for farming due to topography minimizing impact on farmland. Andy Hodgdon, Director of Public Works, has visited the site with Dechert and reviewed the driveway access location. An approved driveway access permit will be needed prior to the Final Hearing. The Board reviewed compliance with the Article 3 criteria.

Carolyn Fryer, an abutter at 108 Turnpike Road, expressed concern with the drainage and winter conditions on that section of Upper Turnpike Road. Dechert reported Hodgdon is aware of these concerns and will schedule some work on roadside drainage.

Dean moved to close the preliminary hearing and continue the hearing to a Final Hearing on December 5, 2013 at 7:30 PM. Rotman seconded the motion and the motion passed 7-0. The preliminary hearing was closed at 8:40 PM.

The Board will deliberate and issue a preliminary decision within 45 days.

The meeting was adjourned at 8:45 PM.