

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

May 15, 2014

Tracy Hall Meeting Room

Members present: Lawe, Teeter, Ciccotelli, Rotman, Dean, Carroll,

Members not present: Tuggle

Alternates present McCabe **Alternates not present:** Stucker

Clerk: Phil Dechert **Others:** David Sargent,

1. The meeting was called to order by the Chair, John Lawe, at 7:07 PM

2. **Minutes** – The following minutes were approved with minor edits: April 3, 2014 (Meeting), April 3, 2014 (Hearing), April 10, 2014, April 24, 2014, and May 8, 2014.

3. **Election of Officers** –

John Lawe was elected Chair and Nancy Dean was elected Vice-Chair by unanimous votes.

4. **Administrative Issues**

- Future Schedule & Agendas
 - June 5th – Dresden School District – Amendment to Site Plan Review
 - Geraghty – Reduction of parking spaces
 - Continuation of Public Hearing #5APP14 from May 8
 - June 19th, 2014 – No Hearings Scheduled
- Draft – DRB: Hearings & Appeals Information
- Other Administrative Issues

5. **Boundary Line Adjustments:**

20 BLA14 Sargent Transfer .47 acres from Lot #06-031 c, Dwight Sargent et al, landowner to Lot #06-016 b, Thomas Sargent, landowner. Parcel being transferred to separate two houses currently on Lot #06-031 c. The .47 acre parcel being transferred contains one house. A remaining house will stay on the 1 acre lot.

The memo from the Zoning Administrator indicated that the proposed Boundary Line Adjustment meets all the NSR Section 2.1 (D) criteria except for 2.1 (D) (1) f. regarding non-conformity of lots. Currently there is a 1.47 acre lot with two houses which will become a 1 acre lot with one house. The minimum lot size in the Rural Residential District is 2 acres. This will increase the degree of non-conformity of the lot size but reduce the non-conformity of having two houses on the same lot. The second house and .47 acres will be transferred to an undeveloped 3.08 acre lot.

Dave Sargent, representing the Applicant, pointed out that the property is adjacent to several large tracts of undeveloped land owned by the Sargent family. Most of this land will never be developed due to flood zones and conservation easements and is currently farm land.

No action was taken by the Board. The Applicant will explore other options and return at a later date.

7. Public Hearing:

#13BSUB14: Preliminary Plan Review of a Subdivision Application by Judith A. Currier, Trustee, Applicant and the Rose Z. Dyke Trust, Landowner to divide Lot 15-052.000 into 3 lots at 276 Hopson Road.

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

Applicant/Landowner: Judith Currier, John Currier, Cam Brown - Realtor,

Interested Persons: Nancy Crumbine (abutter at 262 Hobson RD), John Leigh (abutter at 318 Hobson RD), and Elizabeth Hazlett (representing Patricia Schultz, an abutter at 308 Hobson RD)

The Chair opened the hearing at 7:31 PM.

The record in this case includes the following documents:

Submitted by Applicants

A-1 Application #13BSUB14, dated 4-25-14

A-2 Site Plan with Development Envelopes, dated 4-29-14.

Submitted by Zoning Administrator

ZA-1 Documents and Interested Parties list, dated 5-9-14.

ZA-2 Ortho Base (2011) Photo of Site Plan, dated 5-14

ZA-3 Checklist for Development Envelopes, dated 4-30-14

ZA-4 Zoning Administrator Report, dated 4-30-14.

ZA-5 Density Calculation Sheet, dated 1-10-11.

ZA-6 Norwich Fire Department Review Sheet, dated 5-9-14.

Site Visit Report: 4:30 PM at 276 Hopson Road – Members: Lawe, Dean, Teeter, Rotman, and McCabe Clerk: Dechert Applicants: Judith Currier, John Currier, Cam Brown - Realtor Participants viewed existing house, walked the proposed access road to new lots and viewed the development envelope locations on the new lots.

Cam Brown described the proposed subdivision including the proposed access road 50' wide right-of-way from the existing driveway to the new lots, and the locations of the development envelopes on the new lots. The new lots are separated from the existing house by a natural ridge of ledge. Soil testing has located several in-ground wastewater sites in the proposed development envelopes. Final driveway centerline grades are not determined but must meet Norwich Driveway and Private Road specifications.

The Board reviewed the Checklist for Development Envelopes (ZA-3) prepared by the ZA. Dechert stated that the slopes where the development envelopes appears to be less than 15%.

Dechert described that state mapping indicates there is a "Habitat Block" on the western part of the property. The proposed development envelopes may slightly intrude into this area but it will be a minor impact on the habitat function, if any. Hopson Road is a Scenic Corridor but the Development Envelopes are visually separated by terrain and forest.

Nancy Crumbine, an abutter, said a significant stream and wetlands are on the property and the potential wetlands should be looked at by State Wetland Specialist. She also thought that the new houses will be visible from road and is concerned about the new driveway being too close to the old stone wall along her property line. Some of those who have visited the site agreed there

may be wetland areas north of the road and Development Envelopes. It did not appear that the proposed road and development envelopes are near wetlands.

The applicant agreed to investigate the wetlands situation with the state or a private consultant.

Rotman moved to continue the preliminary hearing to June 5, 2014 at 7:30 PM. Dean seconded the motion and the motion passed 7-0. The preliminary hearing was closed at 8:06 PM.

8. Public Hearing

#14BCU14: Conditional Use Application by H. Sloane Mayer, Applicant and Kenneth Mason, Jr. and Marilyn Roberts, Landowners, to build additions to an existing single family home in the Flood Hazard Overlay District and the Shoreline Protection Overlay District at 641 Campbell Flat Road, Lot 06-024.000.

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

Applicant/Landowner: Eric Kleber - Builder

Interested Persons: None

The Chair opened the hearing at 8:08 PM.

The record in this case includes the following documents:

Submitted by Applicant

A-1 Application #14BCU14, dated 4/9/14

A-2 Site Plan with Floor Plans, dated 4/9/14.

- a. L-1 Site Plan
- b. S-1, Foundation Plan
- c. A-1, First Floor Plan
- d. A-2, Second Floor Plan
- e. A-4, South/East Elevations
- f. A-5, North/West Elevations

A-3 Existing Conditions Plan, Pathways Consulting, LLC, dated 9/13/12, submitted 4/29/14.

A-4 Variance Request Memorandum, dated 4/30/14.

Submitted by Zoning Administrator

ZA-1 Document and Interested Parties List, dated 4/30/14

ZA-2 Zoning Administrator Review Summary, dated 4/30/14.

Site Visit Report: 4 PM 641 Campbell Flat Road – Members: Lawe, Dean, Teeter, Rotman, and Carroll Clerk: Dechert Applicants: Eric Kleber – Builder
Participants viewed existing house and were shown where the additions would be.

Eric Kleber, the builder for the project, described the proposed additions to the first and second floor. The first floor addition is 94 square feet on the side of the house away from the river. This represents 6% of the first floor area. The house is built on a slab with the first floor 7” above the BFE. Norwich requires new construction in the flood zone to be 12” above the BFE. If the addition is built at the same elevation as the existing floor, as proposed, it will be 5” below the elevation required by Norwich. The regulations require the entire house to be elevated 5” if the total renovation is “substantial improvement” which it will be when the cost of the second floor addition is added to the total cost.

The Applicant has requested a variance to allow the first floor addition to be built at the same level as the existing floor.

The Board reviewed the relevant criteria for granting this variance.

Dean moved to close the hearing. Rotman seconded the motion and the motion passed 7-0. The preliminary hearing was closed at 9:18 PM.

5. Other Business –

Request by Norwich Inn for 8' x 12' storage shed without amending SPR.

The ZA consulted with the DRB on whether they agreed that the addition of the 8' x 12' storage shed is a minor change to the approved site plan that should be approved by the ZA as provided for in Condition D of the Site Plan Review decision.

The consensus was that this was a minor change.

The meeting was adjourned at 9:31 PM.

Phil Dechert, Clerk

APPROVED 6-5-14