

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

June 5, 2014

Tracy Hall Meeting Room

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

Members not present: Tuggle

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

Clerk: Phil Dechert **Others:** David Sargent, Tom Sargent, Cam Brown, Nate Sterns, Ciaran Geraghty, Nora Geraghty, Paul Bozuwa, Andrew Garthwaite, Jonathan Brush

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

2. **Minutes** – The following minutes were approved without change: 5-15-14

4. Administrative Issues

- Future Schedule & Agendas
 - June 19th, 2014 – No Hearings Scheduled
- Draft – DRB: Hearings & Appeals Information
 - Clerk will send draft out again for comments prior to the June 19th meeting

5. Boundary Line Adjustments:

20 BLA14 Sargent (Continued from May 15, 2014)

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.

A copy of the application form and a memo from Dan Grossman regarding previous restrictions on dividing the parcel that no longer are in force were distributed. The issue of the increase in the degree of non-conformity of the new one acre lot size was of concern. It was suggested there is a reduction in the non-conformity of having two houses on the same lot.

Tom Sargent reiterated 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 on the request by the Board, but it will be discussed on June 19th.

22BLA14 Parker-Williams

Transfer .057 acres from 20-135.000, 421 Main Street, Robert Parker, Landowner to 20-134.000, 409 Main Street, Andrew and Deborah Williams, Landowners. Both lots are developed.

The Clerk presented a memo and map describing the proposed boundary line adjustment.

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

6. 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. (Continued from May 15, 2014)

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

Applicant/Landowner: Cam Brown - Realtor,

Interested Persons: None

The Chair opened the hearing at 7:35 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.

A-3 Onsite Jurisdictional Wetland Delineation Report, BAG Land Consultants, dated 6-2-14.

Submitted by Zoning Administrator

ZA-1 Documents and Interested Parties list, dated 6-5-14.

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.

Cam Brown, representing the landowner, presented an Onsite Jurisdictional Wetland Delineation Report, by BAG Land Consultants of Concord NH prepared after a site visit. Perennial streams and associated wetlands were identified north of the shared driveway and south of the development envelope for the southern new lot. The applicant will have the stream and wetland delineation reviewed by the state.

The shared driveway location will be within a 50' wide right-of-way parallel to the stone wall boundary to the north. Trees will be maintained to the extent possible to provide screening for both properties.

Rotman moved to close the preliminary hearing. Dean seconded the motion and the motion passed 7-0. The preliminary hearing was closed at 7:45 PM.

7. Public Hearing

#18BCU14: Conditional Use Application by Norah Geraghty, Applicant and Landowner to reduce required parking spaces from 9 to 8 pursuant to Norwich Zoning Regulation Section 3.09(A)(1) on Lot 20-132.000 at 383 Main Street.

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

Applicant/Landowner: Nate Sterns – Attorney for the Applicants, Ciaran Geraghty, Nora Geraghty

Interested Persons: Paul Bozuwa, Andrew Garthwaite

The Chair opened the hearing at 7:48 PM.

The record in this case includes the following documents:

Submitted by Applicants

A-1 Application #18BCU14, dated 5-12-14.

A-2 Narrative, submitted 5-12-14.

A-3 Parking Plan, dated 5-21-14.

Submitted by Zoning Administrator

ZA-1 Documents and Interested Parties list, dated 5-22-14.

Nate Sterns, attorney for the Applicant, reviewed the history of the project including recent mediation where it was agreed between all parties that the south access and parking area will be eliminated and all parking will be north of the Partridge House. In order for this to work, the Applicant is requesting the required number of spaces (A-2) be reduced from 9 to 8. Ciaran Geraghty, a resident of the property, will also be the sole employee for the home catering business and therefore the additional parking space allocated to the Home Business employee may be eliminated.

One of the residence vehicles will be a van that can be used for picking up supplies or delivering food for the Home Business. When asked about using a blocked garage for parking for a residential use, the Zoning Administrator stated that historically this had been allowed in Norwich for home businesses on the theory that the residents had control of how the spaces are could be used and open spaces be kept available for visitors. Andrew Garthwaite explained the size of the parking spaces (10' x 20') and the open lane (20' wide) not lined. There are backup plans to add a 9th parking space in the future if needed. There was discussion of the logistics of using the parking.

All parties including the buyers of the property to the north have agreed to the proposed parking plan. The final step of the Mediation Agreement is the approval of the parking change from 9 spaces to 8.

Rotman moved to close the hearing. Dean seconded the motion and the motion passed 7-0. The preliminary hearing was closed at 8:20 PM.

8. Public Hearing

#5APP14: An appeal by Ann and Dean Seibert, et al. of the decision of the Norwich Zoning Administrator to issue Zoning Permit #4BAD14 to Norah Geraghty, Landowner, for an addition on Lot 20-132.000, at 383 Main Street and a 2/7/14 Response Memorandum of Zoning Administrator. (Continued from May 8, 2014. The parties will request an additional continuance until all terms of the May 7, 2014 Settlement Agreement have been met)

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

Applicant/Landowner: Nate Sterns – Attorney for the Applicants

Interested Persons:

The Chair opened the hearing at 8:25 PM.

After brief discussion on when and how to continue the hearing, it was agreed to continue to August 7, 2014.

Rotman moved to continue the hearing 7:30 PM. August 7, 2014. Dean seconded the motion and it passed 7-0. The hearing was closed at 8:31 PM.

9. Public Hearing

#11SPR14: Site Plan Review Application by the Facilities Department, Applicant and Dresden School District, Landowner, for an amendment to site plan review permit #10SPR05 to include a new softball field and a 28' x 48' safety pavilion on Lot #15-072.000 at 223 US Route 5 South.

Members Participating: Lawe, Teeter, Ciccotelli, Dean, Rotman, Carroll, McCabe, Stucker (Alt.)

Applicant/Landowner: Jonathan Brush, Director of Facilities

Interested Persons: None

The Chair opened the hearing at 8:39 PM.

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #11SPR14, dated 3/27/14
- A-2 Narrative, by Applicant, received 3/27/14.
- A-3 Letter regarding traffic flow, by M.A. Jackson, Athletic Director, dated 3/17/14
- A-4 Site Plans, by CLD Consulting Engineers, received 6/5/14.
 - a. C1 - Existing Conditions Plan;
 - b. C2 – Proposed Overall Site Plan;
 - c. C3 – Proposed Softball Field Plan;
 - d. C4 – Construction Notes;
 - e. C5 – Construction Details; and
 - f. C6 – Construction and WQV Details
- A-5 Elevations of Pavilion by Applicant, received 5/14/14
 - a. East/West Elevations of Pavilion; and
 - b. North/South Elevations of Pavilion.

Submitted by Zoning Administrator

- ZA-1 Document and Interested Parties List, dated 6/5/14
- ZA-2 Final DRB Amendment Decision on #10SPR05, dated 11/17/05.
- ZA-3 Final DRB Decision on #10SPR05, dated 5/25/05.

Site Visit Report: 6:30 PM at 223 US Route 5 South – Members: Lawe, Dean, Teeter, and Carroll Clerk: Dechert Applicants: Jonathan Brush, Director of Facilities

Participants viewed site of new softball diamond, site of new pavilion, and existing parking and access road. Jonathan Brush distributed new site plans revised to reflect changes in the storm water management plan. The previous plan was based on an “existing conditions” plan not based on what was actually built and were not accurate. The new plans require less cuts and drainage.

Brush repeated the explanation of the revised plans for those not at the site visit and reviewed them in detail. No changes in the access road or parking are planned. The use of the softball diamond will be in the spring when there is less intensive use of the playing fields. Many participants arrive by bus.

John Carroll expressed concern with the ability of the pavilion building to withstand lightning and high winds. Brush stated that the pavilion plans will be reviewed and stamped by a Structural Engineer.

Signs for no tobacco, drug and alcohol use, and signs limiting access road past pavilion to handicap access and service vehicles will be placed at appropriate locations.

Dean moved to close the hearing. Rotman seconded the motion and the motion passed 7-0. The preliminary hearing was closed at 9:20 PM.

The meeting was adjourned at 9:31 PM.