

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

November 5, 2015

Tracy Hall Meeting Room

Members present: Carroll, Lawe, Teeter, Dean, Stucker,

Members not present: Rotman, Ciccotelli

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

Clerk: Phil Dechert **Others:** Tim Rockwood, Nancy Crumbine, Laurie Morrison, Abby Rieser,
Courtney Keep

1. The meeting was called to order by the Chair, John Lawe, at 7:15 PM
2. **Agenda** – Approved
3. **Public Comments & Announcements** – None
4. **Minutes** – The following minutes were approved with a change: 8-6-15
5. **Administrative Issues**
 - a. Future Schedule & Agendas
 - i. November 19 -No Hearings Scheduled

6. **Public Hearing:**

NATURE OF APPLICATION - **#54BSUB15:** Final Plan Review of a Subdivision Application by Nancy J. Crumbine and Laurie J. Morrison, Applicants and Landowners, to divide Lot 20-313.000 into 2 lots at 221 Hopson Road. Application to be reviewed under the Norwich Subdivision Regulations.

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #54BSUB15, dated 10/14/15
- A-2 Site Plan with Development Envelopes, by Rockwood Land Services, LLC, dated 10-14-15
- A-3 Waiver Request under Section 2.1(C) Waiver Authority of the Subdivision Regulations for Final Plan Review Letter, by Rockwood Land Services, LLC, dated 10-14-15

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, dated 10-30-15
- ZA-2 Checklist for Development Envelopes, dated 10-29-15
- ZA-3 Density Calculation Sheet, dated 10-21-15
- ZA-4 Zoning Administrator's Report, dated 10-30-15
- ZA-5 Ortho Base (2011) Photo of Site Plan with Development Envelopes and Prime Agricultural Soil Delineations, dated 11-15

The Chair opened the Public Hearing at 7:31 PM

A **motion** was made by Dean and seconded by Stucker to accept all of the Exhibits listed in Exhibit ZA-1 for the record. The motion passed 6-0.

The Chair noted a Request to Waive the Preliminary Hearing and proceed directly to the Final Hearing. It was agreed to take testimony first and then make a determination on the Waiver Request.

Site Visit Report: Dechert reported - 4:00 PM at 221 Hopson Road – Present: Members: Carroll, Lawe, Teeter, Stucker, Dean, McCabe - Clerk: Dechert - Applicants: Nancy Crumbine, Tim Rockwood (Consultant – Surveyor) Public: Abby Rieser, Courtney Keep

The DRB viewed the proposed Development Envelope (DE) with existing buildings on Lot 1, the proposed DE for Lot 2, open land east of the DEs, and the proposed driveway location for Lot 2. The Lot 2 DE includes some open land. The DEs have relatively level grades.

Testimony: Tim Rockwood, Consultant/Surveyor, described the project:

- The 7 acre parcel is to be divided in two lots;
 - Lot 1 – two acres with the existing house, and
 - Lot 2 – 5.64 Acres undeveloped
- A 16' ROW along the north boundary from Hopson Road to the Stetson land.
- Some 25 year development restrictions on the original parcel have expired.
- The soils in the DEs are suitable for septic and agriculture.
- The final driveway location for Lot 2 will be determined when the specific house location is determined. Director of Public Works has inspected Lot 2 road frontage and indicated an access permit with conditions can be issued at most points.

Dechert reported, based on the DE Checklist review, that the proposed subdivision complied with all Sections 3.3 through 3.9 criteria with the possible exception of 3.3(G) Farmland. Both DEs are mostly Prime ag soils but the areas are relatively small and on Lot 1 the development already exists. On Lot 2 any new house will be placed on prime ag soil but Dechert suggested it is “minimum adverse impact” as allowed in the regulations due to the small amount of land involved.

In response to questions from Board members and interested parties, Dechert explained that the Scenic Resource Area along Hopson Road is south of the southern boundary of this property. The total density allowed for the 7 acre parcel is three lots. To create a third lot will require a new application to the DRB.

Abutter Abby Rieser expressed concern regarding the adverse impact of future development on views and the open land.

The Chair asked for consideration of the Applicants waiver request:

“We request a waiver under Section 2.1 (C) Waiver Authority in accordance with Act [4413(b)]. This request is for a Final Review of the submitted subdivision. We believe this application and plan are complete including the required information for a Final hearing.”

Carroll moved to waive the requirement for a Preliminary Hearing and consider this a Final Hearing based on the completeness of the application and plan. Dean seconded the motion and it passed 6-0.

Carroll moved to close the public hearing. The motion was seconded by Stucker and was passed 6-0. The hearing closed at 8:35 PM.

The meeting was adjourned at 8:50 PM.

Phil Dechert, Clerk

APPROVED 1/21/16