

**NORWICH DEVELOPMENT REVIEW BOARD**

**MINUTES**

**May 7, 2015**

Tracy Hall Meeting Room

**Members present:** Lawe, Rotman, Teeter, Ciccotelli,

**Members not present:** Dean, Tuggle, Carroll

**Alternates present:** McCabe

**Alternates not present:** Stucker

**Clerk:** Phil Dechert **Others:** Skip Nalette, Pip Barton

1. The meeting was called to order by the Chair, John Lawe, at 7:17 PM
2. **Agenda** - Approved
3. **Public Comments & Announcements** – None
4. **Minutes** – The following minutes were approved without changes: 3-9-15
5. **Administrative Issues**
  - a. Future Schedule & Agendas
    - i. May 21, 2015 – No Hearings Scheduled

**6. Public Hearing: #6BSUB15:** Preliminary Plan Review of a Subdivision Application by Marianne M. Spalding, Applicant and Landowner to divide Lot 09-022.000 into 2 lots at 297 Tucker Hill Road. Application reviewed under Section 2.3 of the Norwich Subdivision Regulations.

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

**Applicant/Landowner:** None

**Agents for Applicant:** Skip Nalette – Pathways Consulting,

Pip Barton & Celina Barton - Four Seasons Sotheby's International Realty

**Interested Persons:** John and Day Guest (Abutters at 1305 Bragg Hill Road), Ben Morley (Abutter at 1219 Bragg Hill Road) and William Kitchel, III (via mail, abutter at 295 Tucker Hill Road)

**Clerk:** Dechert **Others:** None

The record in this case includes the following documents:

Submitted by Applicants

A-1 Application #6BSUB15, dated 4-16-15

A-2 Site Plan with Development Envelopes, by Pathways Consulting, LLC, dated 5-4-15 (revised from 4-16-15)

A-3 Visual Impact for Ridgeline Plan, by Pathways Consulting, LLC, dated 4-20-15

A-4 Existing Shared Private Road Profile Grades, by Pathways Consulting, LLC, dated 4-21-15

Submitted by Zoning Administrator

ZA-1 Documents and Interested Parties list, dated 5-6-15

ZA-2 Checklist for Development Envelopes, dated 4-28-15

ZA-3 Ortho Base (2011) Photo of Subdivision Plan, dated 5-7-15

Submitted by Interested Parties

IP-1 Correspondence from William L. Kitchell, III, abutter at 295 Tucker Hill Road, dated 4-29-15

The Chair opened the Public Hearing at 7:30 PM

**Site Visit Report:** Dechert reported - 4:30 PM at 297 Tucker Hill Road – Present: Members: Lawe, Rotman, Ciccotelli, and Teeter - Clerk: Dechert – Agent for Applicant: Skip Nalette and Abutters – John and Day Guest, Ben Morley

The DRB members drove up the existing Lot 1 driveway to the proposed driveway to Lot 2 and walked to development envelope on Lot 2. The steep grades on the existing Lot 1 driveway were noted. Grades on the proposed new driveway and building site are moderate. No significant issues were identified at the development envelope.

A motion was made by Rotman and seconded by McCabe to enter all of the Exhibits listed above into the record. The motion passed 5-0.

Skip Nalette, Pathways Consultant, LLC and agent for Applicant reviewed the site plan and noted the revised lot acreage of Lot 1, 59 acres and Lot 2 52 acres. The boundary line between the two lots had been moved south to accommodate a relocated Development Envelope. The new location will have less potential impact on neighbors to the east and some vernal pools to the north. Proposed sites for wastewater systems have been identified based on soil tests. Teeter asked about the vertical scale on the driveway profile (A-4). It will be added for the Final Hearing. Dechert stated that the potential density for the lot is up to eight parcels but the Density Sheets were not in the exhibits. They will be in the exhibits for the Final Hearing.

Dechert reported he had inspected the existing private access road with the Fire Chief earlier in the day. The Chief will issue a report to the DRB with proposed conditions for granting a waiver from the grade limits in the Private Highway specifications.

Abutters John Guest (at the hearing) and William Kitchel (by letter) raised a possible issue with the right of way across Kitchel land for the driveway to the existing Spalding lot. Dechert reported the right-of-way is noted on earlier surveys and has been used by owners of the land to be subdivided for more than 24 years.

A residential sprinkler system may be required as a condition to help mitigate steep driveway and distance to fire hydrant.

Rotman moved to close the hearing. Ciccotelli seconded the motion and the motion passed 5-0. The hearing was closed at 8:30 PM

The meeting was adjourned at 8:40 PM.

Phil Dechert, Clerk

*APPROVED 7/16/15*