

**NORWICH DEVELOPMENT REVIEW BOARD  
MINUTES**

**November 17, 2016**

Tracy Hall Meeting Room

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

**Members not present:** Stucker, Rotman      **Alternates present:**

**Alternates not present:** McCabe, Pitiger

**Clerk:** Phil Dechert    **Others:** Veronica and Craig Thurston

1. The meeting was called to order by the Chair, John Lawe, at 7:21PM
2. **Agenda** – Approved
3. **Public Comments & Announcements** – None
4. **Minutes** – The 8-18-16 and 10-20-16 minutes were approved without changes
5. **Administrative Issues**

Future Schedule & Agendas:

December 1, 2016 - Avery Trust PUD

December 15, 2016 – Sherwin SD

**6. Public Hearings: Continued from 10-20-16**

NATURE OF APPLICATION - **#37BSUB16:** Subdivision (Planned Unit Development)  
Review of Application by Veronica L. Thurston and Judson C. Thurston, Applicants and Landowners to reconfigure Lot 03-057.000 into 2 lots of approximately 4.3 acres and 22.4 acres at 1490 Beaver Meadow Road. Application reviewed under the Norwich Subdivision Regulations and the Norwich Zoning Regulations.

The record in this case includes the following documents:

Submitted by Applicant

A-1      Application #37BSUB16 (Planned Unit Development Review), dated 10-4-16

Submitted by Zoning Administrator

ZA-1      Documents and Interested Parties list, dated 11-17-16  
ZA-2A    ZA Report, dated 11-14-16  
ZA-3      Ortho Base (2011) Photo of Site Plan, dated 10-16  
            a. Full Lot View  
            b. Developed Area and Development Envelope  
ZA-4      NFD Review, dated 10-18-16  
ZA-5      Site Plan Review Criteria, dated 11-16-16

The Chair opened the Public Hearing at 7:33 PM

Present: Members: Lawe, Dean, Ciccotelli, Teeter, Carroll

Clerk: Dechert

Applicants: Veronica and Craig Thurston

Interested Parties: none

A **motion** was made by Carroll and seconded by Dean to accept all of the Exhibits listed in Exhibit ZA-1 for the record. The motion passed 5-0.

Dechert noted that ZA Report - Exhibit #ZA-2A, had been updated to reflect review of the project under the PUD criteria rather than Subdivision Criteria. Also Site Plan Review criteria, Exhibit #ZA-5, had been added to support the PUD review.

The Board reviewed the revised ZA Report (Ex. #ZA-2A) outlining compliance with the PUD criteria (NZR Section 5.06) starting with density calculation permitting a maximum of five dwelling units with the three bedroom residence, accessory dwelling, and garage on the 4.3 acre lot. The pool building, two garages, and shed will be on the 26.7 acre lot. The pool building and one of the garages may be converted into dwelling units. A potential future fifth dwelling will be assigned to the 26.7 acre lot within the proposed Development Envelope.

According to the Fire Chief, "The current driveway conditions are acceptable. The driveways are paved and the grades are acceptable including the short steeper section beyond main house and before pool building since there are adequate paved areas to pull off at both ends of section." He recommended some maintenance practices that will be included in the permit conditions.

The PUD, subdivision, and Site Plan Review criteria have been met by the existing development and the proposed development envelope.

The Board requested conditions addressing a driveway easement and maintenance agreement, and the fire chief issues, maintenance practices recommended by the Fire Chief.

Dean moved to close the hearing. Ciccotelli seconded the motion and it passed 5-0. The hearing was closed at 8:17 PM.

The meeting adjourned at 8:30 PM

Phil Dechert, Clerk

*APPROVED 12/1/16*