

**NORWICH DEVELOPMENT REVIEW BOARD
MINUTES**

December 1, 2016

Tracy Hall Meeting Room

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

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

Alternates not present: Pitiger

Clerk: Phil Dechert **Others:** Jeff Pearson, Peter Holden, Craig Hervey, Shep Butler, See Also
Attached Sign in Sheet

1. The meeting was called to order by the Chair, John Lawe, at 7:24PM
2. **Agenda** – Approved
3. **Public Comments & Announcements** – None
4. **Minutes** – The 11-17-16 minutes were approved without changes
5. **Administrative Issues**

Future Schedule & Agendas:

December 15, 2016 – Sherwin SD

January 19, 2016 - Avery Trust PUD Continued from 12/1/16

6. Public Hearings:

NATURE OF APPLICATION - **#29PUD16:** Planned Unit Development Review of Application by Craig Hervey Housewright Construction, Inc., Applicant and the Margot Avery Trust, Landowner of Lot 09-022.000 (with an existing home). Proposed development to add 3 dwelling units, 2 writers' cottages, a pool house, recreation facility and accessory structures at 297 Tucker Hill Road, on 112.4+/- acres. Application to be reviewed under the Norwich Zoning Regulations and the Norwich Subdivision Regulations.

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #29PUD16 with authorization letter from Landowner, dated 8-16-16
- A-2 Narrative, by Holden Engineering & Surveying, Inc., dated 8/26/16
- A-3 Site Plans, by Holden Engineering & Surveying, Inc., dated 8/15/16
 - a. Sheet 1 – Cover Sheet;
 - b. Sheet 2 - Existing Conditions;
 - c. Sheet 3 – Existing Conditions;
 - d. Sheet 4 – Planned Unit Development;
 - e. Sheet 5 – Planned Unit Development;
 - f. Sheet 6 – Planned Unit Development;
 - g. Sheet 7 – Planned Unit Development; and
 - h. Sheet 8 – Proposed Driveway Profiles
- A-4 Driveway Plans, by Holden Engineering & Surveying, Inc., dated 8/15/16
 - a. Sheet 1 – Driveway Evaluation - Plan View;
 - b. Sheet 2 – Existing Driveway Alignment – Profile; and
 - c. Sheet 3 – Alternate Driveway Alignment – Profile

- A-5 Site Concept Plan (Colored), by Shepard Butler Landscape Architecture, dated 8/24/16
- A-6 Building Plans, by Ferguson & Shamamian Architects, LLP, dated 8/16
 - a. Recreation Barn;
 - b. Pool Barn;
 - c. Guest House "A";
 - d. Guest House "B";
 - e. Guest House "C";
 - f. Writer's Cottage "A"; and
 - g. Writer's Cottage "B"
- A-7 Development Envelopes, by Shepard Butler Landscape Architecture, 9-7-16
- A-8 Wildlife Habitat Review, by Arrowwood Environmental, dated September 12, 2016

Submitted by Zoning Administrator

- ZA-1 Document and Interested Parties List, dated 12-1-16
- ZA-2 Norwich Fire Department Review, dated 10-18-16
- ZA-3 a. Subdivision Review Criteria Checklist, dated 11-21-16
 - b. Planned Unit Development Review Criteria Checklist, dated 11-21-16
- ZA-4 Norwich Police Department Review, dated 11-28-16
- ZA-5 Department of Public Works Review, 11-28-16
- ZA-6 Density Calculation Sheet, 11-29-12

Submitted by Interested Party

- IP-1 Email from Bill Kitchel, (abutter at 295 Tucker Hill RD), dated 10-26-16

The Chair opened the Public Hearing at 7:30 PM

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

Alternate: McCabe

Clerk: Dechert

Applicant: Peter Holden – Holden Engineering, Jeff Pearson - Arrowwood Environmental, Craig Hervey – Housewright Construction, Shep Butler – Landscape Architect,

Interested Parties: 12 abutters/neighbors attended. See Public Hearing Sign-In Sheet attached

All Representatives of the Applicants were sworn in as well as all the abutters and neighbors in attendance.

Site Visit Report: Dechert reported - 3:00 PM at 297 Tucker Hill Road – Present: Members: Lawe, Teeter, Stucker, Carroll - Clerk: Dechert - Applicant: Jeff Pearson, Peter Holden, Craig Hervey - , Shep Butler, Bruce Linden, Brian Bare. Members of the Public/Abutters: Brian Dade, Doug Hardy, Celina Barton, Fred Crawford

Note: Members: Dean, Rotman and Pitiger previously viewed the site on November 30th with Dechert and Craig Hervey

The DRB viewed the existing shared access road, the existing house, and the proposed locations of the new development. Peter Holden gave an overview of the plan.

John Lawe suggested the Board review the PUD Criteria to determine if the application should be heard under the PUD section. He read PUD Section 5.06 (A) Purpose from the Zoning Regulations. Ciccotelli addressed aspects of the proposed application he did not think complied with the PUD Sections (A) Purpose, (B) Applicability, and (D) Standards. He read several

sections from the regulations and commented on the lack of clustering and other aspects of the project related to the PUD standards.

Rotman and Carroll suggested it would be better to hear the applicant's presentation describing the project before making a determination on the applicability of the PUD standards.

Peter Holden began his presentation stating they considered a subdivision but decided one property would better meet the needs of the owner. He described the current state of the property and the proposed changes including re-grading the main access road to not exceed a 12% grade, building three new guest homes, and two smaller "writer cottages". There will also be an indoor pool barn, a recreation building, several small accessory buildings for common utilities and services. Two lined ponds are planned. Utilities, water, septic, propane, will be centrally located and connected underground to the buildings. There will be a dry hydrant connected to two new lined ponds. A 5000 gallon water storage tank will be supplied by two wells and provide water to all the buildings for potable use and fire suppression. Holden presented the conceptual drawings of the proposed homes, cottages, pool barn, and recreation building to show the style. Houses will be sited in woods with views of the open areas.

There were many questions from the Board about blasting, removing material, impact on existing wells, impact on neighbors' property and wells. Soils are relatively shallow in some areas to be developed and there is ledge under it. Deeper trenches will be excavated for water and sewer, and less deep trenches for other utilities such as power, phone, propane and other utilities. Generally these will be under access roads and driveways to minimize unnecessary clearing. There may be blasting for building foundations. Material from the blasting will be retained on site and processed to be used for construction of roads and fill. This will reduce the material being trucked in.

The applicant will work with the neighbors on prevention of any damage from the blasting and truck traffic. This will include notification of scheduled activities, monitoring, inspections, and other protections such as insurance or bonds.

In response to questions from abutters and neighbors, Holden reiterated that they had considered a subdivision but the owner did not need or want land subdivided and PUD was cleaner. The family may only use the property a few times a year, but there will always be a caretaker on the property. Stucker suggested the DRB has no interest in how often a property is used. Lawe commented that one of the Writer's Cottages is quite far away from the other buildings and did it need to be? Holden and Butler indicated it could be discussed.

Shep Butler referred the Board to Exhibit A-8 - Wildlife Habitat Review, by Arrowwood Environmental. The important open space with wildlife, forest land, wetlands, and habitat is away from area to be developed. All wetlands and vernal pools have been inventoried.

Holden stated that the project timeline would be for the site work to start in February, 2017 and finish in November, 2017. The buildings may be put in over time.

Driveways will be 12' wide and access roads serving more than two houses will be 18'. Both will be constructed of sand and gravel made on site.

Ben Morley stated that the scope of the project is not in character of the Town and will be subdivided. Stan Williams, an abutter, commented the project does not comply with Purpose 6 of the PUD section.

John Severinghaus expressed concerned with increase of traffic by his house. Rita Severinghaus expressed concern of impact of construction vehicles on road.

Ciccotelli wanted the full Density Calculation to show both Subdivision and PUD calculations. Enter the Density Calculation Sheet as ZA-6.

John Carroll asked about whether there could be limits on occupancy times. Dechert responded not on time but occupancy is limited by wastewater capacity and bedrooms.

Lawe asked if any Board members needed any additional information to determine the PUD question. The Board discussed continuing the hearing to a certain date and time, and having a Deliberative session to discuss the PUD issue.

Dean moved to continue the hearing to January 15, 2017 at 7:30pm. Lawe seconded the motion and it passed 7-0. The hearing was closed at 9:35 PM.

The meeting adjourned at 9:39 PM

Phil Dechert, Clerk

APPROVED 12-15-16
RATIFIED 1-5-17

Jeff Pearson, Peter Holden, Craig Hervey, Shep Butler, For Applicant

Public Hearing Sign in Sheet Names for DRB Public Hearing on #29PUD16
Present at Hearing

Reeve C. Williams (neighbor at 65 Kate Wallace Road)

Harry Roberts (neighbor at 1321 Bragg Hill Road)

Fred Crawford (Abutter at 1282 Bragg Hill Road)

John and Rita Severinghaus (Abutter at 222 Tucker Hill Road)

Stan Williams (Abutter at 256 Tucker Hill Road)

Brian Dade (Abutter at 1208 Bragg Hill Road)

Janet Hardy and Doug Hardy (Neighbor at 133 Tucker Hill Road)

Benjamin Morley (Abutter at 1219 Tucker Hill Road)

Bruce Linden (Other of Linden Construction)

Bill Kitchel, Represented by Celina Barton (Abutter at 295 Tucker Hill Road)

Interested party added by prior request – David Bartlett (Neighbor at 292 Tucker Hill Road)