

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

June 2, 2016

Tracy Hall Meeting Room

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

Members not present: Carroll **Alternates present:** Pitiger, McCabe

Alternates not present:

Clerk: Phil Dechert **Others:** Justin Campbell, Skip Nalette, Howard Myers

1. The meeting was called to order by the Chair, John Lawe, at 7:07 PM
2. **Agenda** – Approved
3. **Public Comments & Announcements** – None
4. **Election of Officers** –
 - John Lawe - Re-elected Chair, 8-0
 - Nancy Dean – Re-elected Vice-Chair, 8-0
5. **Minutes** – The following minutes were approved without changes: 3-17-16
6. **Administrative Issues**
 - a. Future Schedule & Agendas - June 16, 2016 - No hearings scheduled
 - b. Clerk updated the DRB on the Planning Commission work on Revising Zoning Regulations for Site Plan Review and Planned Unit Development Criteria for new Mixed Use Districts.

6. **Public Hearing:**

NATURE OF APPLICATION - **#10BSUB16:** Final Plan Review of a Subdivision Application by Eric and Jessie A. Eisendrath, Applicants and Landowners request to divide Lot 14-011.000 into 2 lots of approximately 70.3 acres and 3.02 acres at 1147 Wallace 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 #10BSUB16, dated 5-12-16
- A-2 Site Plan, by Pathways Consulting, LLC, dated 5-12-16:
 - a. Cover Sheet - Subdivision Plan
 - b. Sheet 2 – Proposed Driveway Plan and Profile; (improvements to existing driveway)
 - c. Sheet 3 – Proposed Drive Plan (driveway to Proposed Lot A off of existing driveway with right-of-way)
 - d. Sheet 4 – Notes and Details
- A-3 Narrative and Waiver Request under Section 2.1(C) Waiver Authority of the Subdivision Regulations for Final Plan Review Letter, by Pathways Consulting, dated 5-18-16

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, dated 5-26-16
- ZA-2 Density Calculation Sheet, dated 3-18-15
- ZA-3 Norwich Fire Department Review Sheet, dated 5-25-16
- ZA-4 Ortho Base (2011) Photo of Site Plan with Development Envelopes, dated 5-16

The Chair opened the Public Hearing at 7:30 PM

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

Alternates: McCabe, Pitiger – (Pitiger is the voting alternate)

Clerk: Dechert –

Applicants: Skip Nalette – Pathways Consulting, Howard Myers – Attorney,
Justin Campbell – Representing owners

A **motion** was made by Dean and seconded by Rotman to accept all of the Exhibits listed in Exhibit ZA-1 for the record. The motion passed 7-0.

Site Visit Report: Dechert reported - 4:00 PM at 1147 Wallace Road – Present: Members: Lawe, Teeter, Stucker, Rotman, Pitiger (alternate) - Clerk: Dechert - Applicant: Skip Nalette (Consultant), Justin Campbell (Representing Owners)

The DRB viewed the existing driveway access road and grades. The Lot A proposed building site, wetlands and proposed driveway access were also looked at.

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.

Skip Nalette, Pathways Consulting, LLC, reviewed the base map, site plan, and road profiles with the Board. The wastewater plans are by Hogg Hill Designs and wetland mapping by Pathways. Class II Wetlands will need a 50' buffer but Class III will not need a buffer. State wetland officials have reviewed the wetland driveway crossing to Lot A and indicated a standard culvert will be sufficient.

The existing driveway was built in 2006 with some grades exceeding 20%. The Town of Hartford reviewed the driveway access and is requiring improvements to the entrance to meet Hartford standards to accommodate fire trucks. Hartford has also issued a permit for the additional excavation and filling addressing storm water and erosion prevention needed for modifications to the existing portion of the access road in Hartford.

Justin Campbell, representing the owners and the future owner of Lot A, stated that the owners are aware of the potential issues of a very steep driveway in winter weather and accept the responsibility for maintaining the road for providing access for emergency vehicles. He stated he currently lives on a similar driveway in Tunbridge and is very aware of the issues.

The Zoning Administrator stated neither house site is in the Norwich Ridgeline Overlay District. There was a discussion of slope calculations for density determination versus building sites. Slopes in the development envelopes are less than 15%. The allowed density for the 73 acre parcel is three lots.

In response to requests from Steve Leinoff, the Norwich Fire Chief, the Applicants propose to modify the existing access road by paving and widening to 24' where the grades are over 20% and for an additional 50' on both ends of these segments. The Driveway to Lot A will be ¾ mile on the existing access road. It was noted that a road maintenance agreement between the owners of the two lots will be required.

The Board reviewed compliance with the additional criteria in Section 3.3. There were no further concerns.

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.”

Stucker moved to waive the requirement for a Preliminary Hearing and consider this a Final Hearing based on the completeness of the application and plan. Pitiger seconded the motion and it passed 7-0.

Rotman moved to close the hearing. Dean seconded the motion and the motion passed 7-0. The hearing was closed at 8:34 PM

The meeting was adjourned at 8:40 PM.

Phil Dechert, Clerk

APPROVED 8/18/16