

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

February 16, 2012

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, George Loveland, Ernie Ciccotelli

Members not present: Folger Tuggle, Arline Rotman, Nancy Dean

Alternates present: Don McCabe **Alternates not present:** Bill Lyons

Clerk: Phil Dechert **Others:** Steve Gaughan, Norwich Conservation Commission; Jeff Hastings; Jason Hill, Holden Engineering

1. The meeting was called to order by the Chair, John Lawe, at 7:04 PM.

2. **Minutes** – January 5, 2012 approved with minor changes.

3. Administrative Issues:

- Future Schedule & Agendas
 - March 1, 2012 – Tuggle, ABC Dairy
 - March 15, 2012 – No hearings scheduled yet
- Draft Subdivision Regulations – Dechert reported that the Planning Commission was still working on criteria for development on slopes and wetlands

4. Boundary Line Adjustments –

#5BLA12 #11-159.000a - John W. and Claudia J. Lamperti,
#11-164.000 - Letha E. Mills

Transfer .58 acres from 11-164.000, Letha E. Mills, Landowner to 11-159.000a, John W. and Claudia J. Lamperti, Landowners. Parcel being transferred to accommodate new wastewater system on Lamperti Lot.

Loveland made a motion that the proposed Boundary Line Adjustment conforms to the criteria in Section 2.1(E)(1) NSR and therefore the Zoning Administrator is authorized to issue an administrative permit for the Boundary Line Adjustment. The motion was seconded by Ciccotelli and was approved 5-0.

#7BLA12 #05-014.100 Thomas and Cindia Randall
#05-012.000 Scot and Ann Christiano

Transfer 3.5 acres from 05-014.100, Thomas and Cindia Randall, Landowners to 05-012.000, Scot and Ann Christiano, Landowners. Parcel being transferred to provide additional land to smaller lot.

Loveland made a motion that the proposed Boundary Line Adjustment conforms to the criteria in Section 2.1(E)(1) NSR and therefore the Zoning Administrator is authorized to issue an administrative permit for the Boundary Line Adjustment. The motion was seconded by Ciccotelli and was approved 5-0.

#8BLA12 #11-169.000 Alfred and Gisela Schwierz
#11-168.000 Siegfried Stocker

Transfer 695 Square Feet (0.0159 acres) from 11-168.000, Siegfried Stocker, Landowner to 11-169.000, Alfred and Gisela Schwierz, Landowners, (Parcel A); Transfer 695 square

feet (0.0159 acres) from 11-169.000, Alfred and Gisela Schwierz, Landowners to 11-168.000, Siegfried Stocker, Landowner (Parcel B). Parcel A is being transferred to move the boundary line so the entry sidewalk to 11-169.000 is on that parcel.

Loveland made a motion that the proposed Boundary Line Adjustment conforms to the criteria in Section 2.1(E)(1) NSR and therefore the Zoning Administrator is authorized to issue an administrative permit for the Boundary Line Adjustment. The motion was seconded by Ciccotelli and was approved 5-0.

5. Public Hearing

#2BCU12 – Conditional Use Review Application by Jeff Hastings, Applicant and Landowner, to build a 12' x 24' carport adjacent to an existing single family residence in the Primary Shoreline Protection Area on Lot 09-003.000 at 12 Tigertown Road.

Members Participating: Teeter, Lawe, Loveland, Ciccotelli, McCabe
Applicant/Landowner: Jeff Hastings

Lawe, Chair opened the hearing at 7:34 PM.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #2BCU12, dated 1/24/12.
- A-2 Site Plan, submitted on 1/24/12.
- A-3 Drawing of Proposed Carport with Elevations, dated 1/20/12.

Submitted by Zoning Administrator

- ZA-1 Document and Interested Parties List, dated 2/02/12.
- ZA-2 Zoning Administrator Review Summary, dated 1/31/12.

Site Visit Report – Dechert reported there was a 4:00 PM site visit prior to the hearing attended by Dechert and members - Lawe, Teeter, and Loveland. The applicant did not attend. They looked at the site of proposed car port, existing house, brook and bridge (culvert) under Tiger Town Road.

Jeff Hastings explained that they had recently renovated the rental house and decided to add a carport. The options of where it could be placed are limited by the size of the parcel and the stream. The proposed carport would not have a concrete slab or walls but would have a roof supported by posts. Mitchell Brook runs along the other side of the town highway and crosses under Tigertown Road through a large culvert west of the house and continues north close to the house. The location of the proposed carport is no closer to the stream than the house and was not subject to flooding in the recent tropical storm Irene.

The proposed structure complies with NZR Table 2.8(C)(3)i as its footprint is less than 50% of existing structure's and it is no closer to stream than the existing structure. The project also complies with the conditional use standards.

Loveland moved to close the Conditional Use Review hearing. The motion was seconded by Ciccotelli and was approved 5-0. The hearing was closed at 7:48 PM.

#4BSUB12 – Preliminary Plan Review of a Minor Subdivision Application by Bukk G. Carleton, III, Applicant and Bukk G. Carleton, III, Irrevocable Family Trust, Landowner,

to divide Lot 10-032.000 into 2 lots of approximately 2 acres and 27 acres at 714 Beaver Meadow Road.

Members Participating: Teeter, Lawe, Loveland, Ciccotelli, McCabe

Applicant/Landowner: Jason Hill - Holden Engineering

Interested Persons:

Lawe, Chair opened the hearing at 7:50 PM.

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #4BSUB12, dated 1-20-12
- A-2 Narrative Letter, by Holden Engineering, dated 1-16-12.
- A-3 Subdivision Plan (includes contours) (Revised See A-6), by Holden Engineering, dated 1-16-12.
- A-4 Subdivision Plan (Revised See A-7), by Holden Engineering, dated 1-16-12.
- A-5 Transmittal Letter (waiver request of Section 3.3(D)(2) Slopes), by Holden Engineering, dated 1-30-12.
- A-6 Subdivision Plan (added development envelopes and changed lot size), by Holden Engineering, revised (A-3 above) 1-30-12.
- A-7 Subdivision Plan (changed lot size and added abutters), by Holden Engineering, revised (A-4 above) 1-30-12.
- A-8 Driveway Plan with Stations, dated 2-1-12.
- A-9 Driveway Profile, dated 2-1-12
- A-10 Revised Driveway Plan with Stations, received 2-13-12.
- A-11 Revised Driveway Profile, received 2-13-12.
- A-12 Waiver request of Section 3.3(D)(2) Slopes for Driveway, by Holden Engineering, dated 2-16-12.
- A-13 Revised Subdivision Plan (revision of driveway), by Holden Engineering, dated 02-15-12

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties List, dated 2-17-12
- ZA-2 Density Calculation Sheet, dated 9-14-10, submitted 2-1-12.

Site Visit Report – Dechert reported that a 4:00 PM site visit prior to the hearing was attended by Dechert and members - Lawe, Teeter, and Loveland. The applicant did not attend. The inspection included the existing house, barns and the proposed new lot. The new lot is mostly open land in the area to be developed with a level area near the road and a level plateau higher up where an alternative development envelope is proposed. The slope up to the upper plateau is steep enough to require a waiver for the proposed driveway.

Waiver - The request for a waiver from Section 3.3(D)(2) Protection of Slopes limiting development on slopes over 25% was accepted as Exhibit A-12. A revised plan of the driveway was introduced as Exhibit A-13.

Jason Hill of Holden Engineering, representing the Applicant, indicated the two acre lot will include the existing farmhouse, a pond, a barn, and other existing accessory structures. The proposed 27 acre lot will have two alternatives for development envelopes only one of which

will be used for a residence. The first development envelope is along the road on a relatively level area with prime agricultural soils. The second development envelope will be at the top of a slope approximately 400 feet from the road. The original plan showed a driveway crossing the entire slope with two turns. A revised plan shows a driveway on the left (southeast) side of the parcel using only half the width of the slope with three turns. A road profile plan indicates the center line grade will not exceed 12% and will be lower on the turns.

A determination of which development envelope will be used would probably be made by the purchaser of the lot. The applicant requested that detailed construction plans by a PE of driveway to the upper development envelope not be required until it is decided to use that site.

Based on the density formula in the regulations, the maximum number of lots that could be created is three. Some of the slopes crossed to build the longer driveway may range between 25 and 30% as depicted on Exhibit A-13. A waiver request was submitted to allow crossing these slopes. The radius of the turns on the driveway will exceed 40 feet.

A review of compliance with the criteria in Sections 3.3 through 3.9 indicated that the main issue is the driveway to the upper development envelope that will require a detailed engineering plan. It has not been determined yet if utilities will be buried.

Loveland moved to close the Conditional Use Review hearing. The motion was seconded by Ciccotelli and was approved 5-0. The hearing was closed at 8:48 PM.

The meeting was adjourned at 8:54 PM.

Phil Dechert, Clerk

APPROVED 3/1/12