

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

June 7, 2012

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, George Loveland, Nancy Dean, and Folger Tuggle

Members not present: Ernie Ciccotelli, Arline Rotman

Alternates present: John Carroll, Don McCabe, Bill Lyons **Alternates not present:**

Clerk: Phil Dechert **Others:**

1. The meeting was called to order by the Chair, John Lawe, at 7:20 PM

2. **Minutes** – May 17, 2012 approved without changes.

3. Administrative Issues:

- Future Schedule & Agendas
 - June 21 – No hearings scheduled
 - July 5 – No hearings scheduled
- “Rules of Procedure – April 1, 2010” - The Clerk will send a new draft of proposed changes to Sections 206 and Changes to 701 (b) will be deferred until changes to the subdivision regulations have been approved.

4. Public Hearing:

#4BSUB12 – Final 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, Dean, Tuggle, McCabe, Lyons

Applicant/Landowner: Kelly Caron representing Bukk Carleton

Interested Persons: None

The Chair opened the hearing at 7:32 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 1-31-12.
- 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
- A-14 Letter from Holden Engineering, eliminating upper development envelope and withdrawing waiver to build on steep slopes, dated 5-8-12.
- A-15 Revised Subdivision Plan (eliminating driveway to upper development envelope), by Holden Engineering, dated 4-25-12
- A-16 Subdivision Plan of Lot (added notes), by Holden Engineering, dated 4-25-12.

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties List, dated 5-9-12
- ZA-2 Density Calculation Sheet, dated 9-14-10, submitted 2-1-12.
- ZA-3 Checklist for Development Envelopes Table, dated 1-31-12
- ZA-4 Ortho Base Map Sketch (2009) showing Agricultural Soils, dated 2-12.
- ZA-5 Ortho Base Map Sketch (2009) showing Topography (partial of lot), dated 2-12
- ZA-6 Ortho Base Map Sketch (2009) showing Topography (full lot), dated 2-12
- ZA-7 Preliminary Plan Review Decision, dated 3-30-12.

The applicant has withdrawn the request for approval of an alternate development envelope (DE) from Lot #2 leaving DEs adjacent to Beaver Meadow Road on each lot. The alternate development envelope on Lot #2 at the top of a steep slope is still shown on the plan without a driveway and noted as "Future Potential Development Envelope" and indicating the use of the DE will require approval from the DRB. The DRB requested that the alternate DE be removed from the recorded final plan.

A Norwich Driveway Access Permit is required prior to construction of a driveway for Lot 2.

There were no other issues for consideration for Final Plan Review.

Dean moved to close the Final Plan Review hearing. The motion was seconded by Tuggle and was approved 7-0. The hearing was closed at 7:50 PM.

5. Public Hearing:

#25DE12 – Development Envelope Review Application by Smith and Vansant Architects, PC, and Todd and Beth Cook, Applicants and Dartmouth College, Landowner, to establish a development envelope area on Lot 05-074.000 on Union Village Road

Members Participating: Teeter, Lawe, Loveland, Dean, Tuggle, Carroll, Lyons

Applicant/Landowner: John Vansant – Architect representing Todd and Beth Cook

Interested Persons: None

The Chair opened the hearing at 7:52 PM.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #25DE12, dated 5/17/12
- A-2 Private Road Access Permit #2ACC12, dated 4/18/12
- A-3 Narrative of project by Smith and Vansant Architects, PC, dated 5/17/12
- A-4 Schematic Site Plan for Todd Cook with Development Envelope and Driveway (B&W), by Pathways Consulting, dated 5/22/12
- A-5 Schematic Site Plan for Todd Cook with Wetland and Wooded areas delineated in color, by Pathways Consulting, dated 5/22/12
- A-6 Norwich Overlay Map, dated 8/09, submitted 5/23/12
- A-7 Site Photos, submitted 5/23/12

Submitted by Zoning Administrator

- ZA-1 Document and Interested Parties List, dated 5/24/12
- ZA-2 Orthophoto Map – Ag Soils & Scenic Area, dated 6/7/12

Site Visit Report: Attending a 4:30 PM site visit at prior to the hearing were members: Teeter, Lawe, Loveland, Dean, McCabe, Carroll, and John Vansant for the applicant. Dechert also attended. The group viewed the proposed development area from the road including the route of the proposed driveway with a wetlands crossing, open meadows, and a small portion of the development envelope not screened by existing trees.

John Vansant explained that the development envelope, although on “statewide” agricultural soils, was in an area of lower value agricultural land due to exposed ledge. The proposed driveway is located along the edge of fields and after crossing the wetland is out of sight from Union Village Road. The view of the development envelope from Union Village Road is substantially obscured by existing trees in the far meadow.

The driveway crosses the wetland where an existing agricultural crossing already exists. The applicant is obtaining a conditional use wetland permit from the state for this crossing.

The Board discussed possible conditions on the permit to maintain the existing screen of the development envelope.

Dean moved to close the Development Envelope Review hearing. The motion was seconded by Tuggle and was approved 7-0. The hearing was closed at 8:25 PM.

The meeting was adjourned at 8:36 PM.

Phil Dechert, Clerk

APPROVED 8/16/12