

# NORWICH DEVELOPMENT REVIEW BOARD

## MINUTES

August 16, 2012

Tracy Hall Meeting Room

**Members present:** John Lawe, Stanley Teeter, George Loveland, Ernie Ciccotelli, Arline Rotman, Folger Tuggle

**Members not present:** Nancy Dean

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

**Clerk:** Phil Dechert   **Others:** Jonathan Marotti, Anne Badgley, Colette Gaudin

1. The meeting was called to order by the Chair, John Lawe, at 7:10 PM

2. **Minutes** – June 7, 2012 approved without changes.

### 3. Administrative Issues:

- Future Schedule & Agendas
  - September 6 – Family Place - SPR
  - September 20 – Tentative hearing scheduled
- “Rules of Procedure – April 1, 2010” - The Clerk will send a new draft of proposed changes to Section 206.
- Amendments to Subdivision Regulations – The latest draft of amendments to the Subdivision Regulations was distributed along with a Summary of Changes from the current 2006 version. The Planning Commission has scheduled a public meeting on September 27 to take comments on the draft.

### 4. Boundary Line Adjustment:

**#42BLA12** - Hopson Road, Lot: #20-031.000c - John and Deborah Caulo, transfer all .5 acres in three portions to three abutting lots eliminating original lot.

The Zoning Administrator presented the proposed BLA along with a chart showing changes and an Orthophoto map. The proposal will eliminate lot #20-031.000c by transferring it in three portions to the three adjacent lots: 20-031.000, 20-030.000, and 20-028.000.

Rotman moved 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 Tuggle and was approved 7-0.

### 5. Public Hearing:

**#40PUD12** – Planned Unit Development (PUD) Application by Charles Richards, Applicant and Charles and Jeanne Richards and Alix Manny, Landowners, to reconfigure Lots 20-056.000 (Tower View Condo Association) and 20-055.000 at 22, 24 and 54 Simpson Road into three lots.

**Members Participating:** Lawe, Teeter, Tuggle, Rotman, Loveland, Carroll, Ciccotelli

**Applicant/Landowner:** Charles Richards

**Interested Persons:** Anne Badgley, 69 Simpson Road, Box 875

Colette Gaudin, 11 Simpson Road

The Chair opened the hearing at 7:28 PM.

The record in this case includes the following documents:

Submitted by Applicants

A-1 Application #40PUD12, dated 7/27/12

Submitted by Zoning Administrator

ZA-1 Document and Interested Parties List, dated 7/31/12

ZA-2 Density Calculation Sheet, dated 5/20/09.

ZA-3 PUD Matrix of Reconfiguration of Lots, dated 7/31/12.

ZA-4 Zoning Administrator Review, dated 7/31/12.

ZA-5 Ortho Base Map Sketch (2012) for Richards PUD, submitted 7/31/12, revised 8/16/12.

**Site Visit Report** –A 4:30 PM site visit prior to the hearing was attended by Dechert, Charles Richards, applicant, and members - Lawe, Teeter, Ciccotelli, Rotman and Loveland. They looked at the existing roads and house sites from Simpson Road. It was noted that the driveway location for 54 Simpson Road was incorrect on Exhibit ZA-5. This was corrected for the hearing.

The applicant explained that the purpose of the application is to place the two houses on the condominium lot on their own small lots and move the remaining open land to the 54 Simpson Road lot. This will solve ownership issues and allow the open land to be managed as a single parcel. This was not allowed under the subdivision regulations due to the low density based on the steep slopes on the properties but was allowed under the PUD provisions. It was agreed the only additional development on these lots would be accessory structures.

Members discussed the applicability of the PUD regulations to a project where all the pre-existing development does not fully comply with the PUD standards. It was generally agreed that this “retrospective accommodation” improves the situation and could be approved even though it does not fully comply as built.

The applicant requested to continue the hearing to a future date to allow for preparing a final plan and any additional documents requested by the Board. The Board will issue a preliminary draft of proposed findings and conditions prior to the continued hearing date.

Rotman moved to continue the hearing to Thursday, October 18<sup>th</sup> at 7:30 PM. 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 9/6/12*