

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

September 20, 2012

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Ernie Ciccotelli, Nancy Dean

Members not present: George Loveland, Arline Rotman, Folger Tuggle

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

Clerk: Phil Dechert **Others:**

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

2. **Minutes** – September 6, 2012 approved without changes.

3. Administrative Issues:

- Future Schedule & Agendas
 - October 4 – Hearings: Keller Variance
 - October 18 – Richards PUD - Continued
- “Rules of Procedure – April 1, 2010” – Dean moved to adopt the proposed changes to Section 206. The motion was seconded by Ciccotelli and passed 7-0. A revised version of the Rules of Procedure will be emailed to members and paper copies will be available at the next meeting.

4. Public Hearing:

#45DE12 – Application by John Vincent Decker, Applicant, and the Estate of Barbara Heck, Landowner, for Development Envelope Review for a new dwelling structure on a pre-existing undeveloped parcel; a waiver to build within the Primary Shoreline Protection Area; and a variance to build within the setback from a town highway. The proposed development is on Lot 04-005.000 on Turnpike Road across from Bramble Lane.

Members Participating: Lawe, Dean, Teeter, Ciccotelli, Loveland, Tuggle, and Rotman.

Carroll participated as an alternate

Applicant/Landowner: Chris Leister, Hogg Hill Design - Consultant

Interested Persons: Ed Childs, Turnpike Road

The Chair opened the hearing at 7:37 PM.

The record in this case includes the following documents:

Submitted by Applicants

A-1 Application #45DE12, dated 8/6/12

A-2 Site Plans, by Hogg Hill Design, LLC, dated 8/6/12.

A-3 House Plans, by Preferred Building Systems, dated 12/30/08.

A-4 E-mail Narrative Addressing Variance and Waiver criteria, from Chris Leister, Hogg Hill Design, LLC, dated 9/9/12.

Submitted by Zoning Administrator

ZA-1 Document and Interested Parties List, dated 9/19/12

ZA-2 Zoning Administrator Report, dated 9/7/12.

Submitted by Interested Party

IP-1 Letter from Tom and Darlene Saler, abutter at 1363 Turnpike Road, dated 9/17/12.

Site Visit Report – Dechert reported that a 4:30 PM site visit prior to the hearing was attended by members: Dean, Teeter, Loveland, Tuggle, and Carroll. Rotman visited the site earlier in the day with the zoning administrator. Chris Leister - Hogg Hill Design, a consultant for the applicant, and Dechert also participated along with neighbors, Ed and Joyce Childs.

Participants viewed the house site and setbacks from the road and stream. Approximate measurements were verified but the exact footprint of the house was not staked out. The narrowness and curves in Turnpike Road adjacent to the area to be developed were noted. There are three trees in the right-of-way that the Director of Public Works may want to remove to improve sight lines.

Chris Leister reviewed the plans explaining that the applicant is willing to adjust the location of the house to eliminate the encroachment into one or the other of the setback areas. The closest to the development envelope of the four lines along the stream corridor is the stream bank from which the 50' setback is measured. The actual encroachments are 3' into highway setback and 6' into the riparian buffer setback.

The proposed footprint of the house is 26' by 36' based on a conventional small Cape. Although a 12' by 60' mobile home would fit on the lot encroaching into the setbacks, the applicant suggested that a regular conventional home is more in the character of the area.

Based on conversations with road crew and neighbors, the Zoning Administrator reported that damage from Tropical Storm Irene was limited to road washout along the east side of Turnpike Road and the stream did not overflow into the area proposed for the development envelope. There is an old stonewall in the riparian buffer that should be maintained.

Ed Childs, 1745 Turnpike Road, expressed concern with the narrowness and curves of the road in the area to be developed. Non-resident drivers heading up to Gile Mountain often drive too fast for the road conditions.

Rotman moved to close the hearing. Dean seconded the motion and the motion passed 7-0. The hearing was closed at 8:21 PM.

#49BCU12 – Ridgeline Protection Review Application by Stanley L. Teeter, Applicant and Landowner, on Lot 04-017.000 on Turnpike Road

Members Participating: Lawe, Dean, Ciccotelli, Loveland, Tuggle, Carroll and Rotman.

Applicant/Landowner: Stan Teeter, Daniel Johnson – Watershed Studios

Interested Persons: Ed Childs, Turnpike Road

The Chair opened the hearing at 8:27 PM.

The record in this case includes the following documents:

Submitted by Applicants

A-1 Application #49BCU12, dated 8/23/12

A-2 Site location map (USGS), dated 7/12/12.

- A-3 Location Plan (A0.1), by Watershed Studios, dated 8/24/12.
- A-4 Photo and Site Section (A0.2), by Watershed Studios, dated 8/24/12
- A-5 House Elevations (A2.0), by Watershed Studios, dated 8/21/12.
- A-6 Site Plan (A0.0), by Watershed Studios, dated 8/21/12.

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, dated 9/19/12.
- ZA-2 Zoning Administrator Report, dated 9/6/12.
- ZA-3 Ortho Photo Map (2011) of Ridgeline Protection Review Plan, dated 9/12.
 - Ridgeline District Boundary
 - House Site
 - View Area

Submitted by Interested Party

- IP-1 Correspondence from Louise Nunan Taylor, abutter at 829 Upper Turnpike Road, dated 9/18/12.

Site Visit Report - Dechert reported that a 4:50 PM site visit prior to the hearing was attended by members: Dean, Loveland, Tuggle, and Carroll. Rotman had visited the site earlier in the day with the zoning administrator. Stan Teeter, landowner/applicant, and Dechert also participated.

The view north towards the site of the proposed new house from the only vantage point at the site of Teeter's former house on Turnpike Road was blocked by trees as shown on Exhibit A-4.

Teeter explained that the house will have a very low profile, single story with flat roof with slight grade. The profile section prepared by Watershed Studio (A-4) indicated that the view from Turnpike Road at the only potential vantage point will be totally blocked by existing trees. As long as some portions of these trees are maintained, the house will not be visible. A substantial portion of the forest includes pine and hemlocks. The house is sited just within the Ridgeline Protection Overlay District.

Tuggle moved to close the hearing. The motion was seconded by Dean and was approved 7-0. The hearing was closed at 8:38 PM

The meeting was adjourned at 9 PM.

Phil Dechert, Clerk

APPROVED 10/04/12