

# NORWICH DEVELOPMENT REVIEW BOARD

## MINUTES

November 1, 2012

Tracy Hall Meeting Room

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

**Members not present:** Nancy Dean

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

**Clerk:** Phil Dechert **Others:** Tim Rockwood

1. The meeting was called to order by the Chair, John Lawe, at 7:17 PM

2. **Minutes** – October 4, 2012 approved without changes.

### 3. Administrative Issues:

- Future Schedule & Agendas
  - November 15 – No Hearings Scheduled
  - December 6 – Possible Hearing
- Draft Subdivision Regulations - Brief discussion of proposed formula of calculating PUD density for previously subdivided lot – Clerk will send details to members.

4. **Bartlett Subdivision #6BSUB11-** Request for additional six month extension for submitting final Subdivision Plan Review Application from Applicant was discussed. The applicant requires additional time to secure state and federal permits. Motion made by Lawe to approve six month extension from November 13, 2012. Seconded by Ciccotelli and passed 6-0. Clerk will e-mail interested parties.

### 5. Public Hearing:

(Note: Application #40PUD12 was withdrawn and replaced with #40BSUB12)

**#40BSUB12 – Richards** - Subdivision and Boundary Line Adjustment Application by Charles Richards, Applicant and Charles and Jeanne Richards and Alix Manny, Landowners, to reconfigure Lots 20-056.000 and 20-055.000 at 22, 24 and 54 Simpson Road into three lots.

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

**Applicant/Landowner:** Tim Rockwood, Rockwood Land Services, LLC, Agent for Applicants

**Interested Persons:** None

The Chair opened the hearing at 7:40 PM.

The record in this case includes the following documents:

#### Submitted by Applicants

A-1 Application #40BSUB12, dated 7/27/12

A-2 Waiver of Subdivision Density Calculation, dated 10/16/12

A-3 Preliminary Subdivision Plan, by Rockwood Land Services, LLC, dated 10/12

#### Submitted by Zoning Administrator

ZA-1 Document and Interested Parties List, dated 11/1/12

- ZA-2 Density Calculation Sheet, dated 9/14/12
- ZA-3 Matrix of Reconfiguration of Lots, dated 7/31/12
- ZA-4 Zoning Administrator Review, updated 10/23/12
- ZA-5 Ortho Base Map Sketch (2012) for Richards PUD, submitted 7/31/12

Tim Rockwood submitted a survey of the proposed Subdivision and Boundary Line Adjustments, (A-3) which is substantially the same as the previously submitted Ortho Map (ZA-5). Richards has reviewed the survey. The actual subdivision and boundary line adjustments are the same as requested in the PUD Application.

A request for a waiver of the maximum density to allow the subdivision of Lot 20-056.000 into two lots was approved subject to final approval of the Notice of Decision. (A-2) A condition not permitting future subdivision of any of the lots since extra density is being allowed by waiver will be included in the Notice of Decision. A Driveway Maintenance Agreement will also be required.

Since the development of the lots is all pre-existing, they already conform with the additional criteria in Article 3.

Rotman moved to close the hearing. Ciccotelli seconded the motion and the motion passed 6-0. The hearing was closed at 8:04 PM.

The meeting was adjourned at 8:10 PM.

A Deliberative session was held after the meeting.

(Revised 12-10-12)  
Phil Dechert, Clerk

*APPROVED 5/30/13*