

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

March 3, 2016

Tracy Hall Meeting Room

Members present: Lawe, Ciccotelli, Dean, Teeter, Stucker, Rotman

Members not present: Carroll **Alternates present:** McCabe

Alternates not present: Pitiger

Clerk: Phil Dechert **Others:** Tim Rockwood, Charlotte Metcalf, Rosamond Orford, Edye Scheier

1. The meeting was called to order by the Chair, John Lawe, at 7:30 PM
2. **Agenda** – Approved
3. **Public Comments & Announcements** – None
4. **Minutes** – 1-21-16 meeting minutes will be reviewed at the next scheduled meeting
5. **Administrative Issues**
 - a. Future Schedule & Agendas
 - i. March 17, 2016 - No hearing scheduled unless today's hearing is continued

6. **Public Hearing:**

NATURE OF APPLICATION - **#63BSUB15:** Final Plan Review of a Subdivision Application by Norah Lake and Chris Polashenski, Applicants and Anne Crewe, Landowner to divide Lot 05-086.000 into 3 lots at 655 VT Route 132. Application will be reviewed under the Norwich Subdivision Regulations.

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #63BSUB15, dated 12/23/15
- A-2 Detailed drawing of existing buildings with proposed boundary setback, received 1-18-16
 - a. Option A – Proposed boundary line showing 2' setback from existing accessory structure
 - b. Option B – Proposed boundary line showing zero foot setback from existing accessory structure
- A-3 Final Subdivision Plan (boundary line showing Option A), by Rockwood Land Services, LLC, dated 2-12-16 REVISED 3-1-16

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, dated 3-1-16
- ZA-2 Checklist for Development Envelopes, dated 1-20-16
- ZA-3 Ortho Base (2011) Photo of Site Plan, dated 12-15
 - a. Site Plan of Proposed Lots 1, 2 and 3; and
 - b. Enlargement of Proposed Lots 1 and 2
- ZA-4 Density Calculation Sheet, dated 9-7-10
- ZA-5 Photos of Existing Buildings with proposed Property Line, dated 1-19-16
- ZA-6 Waiver Request from Setbacks in accordance with Norwich Subdivision Regulations, Section 2.1(C), dated 1-20-16 (revised 3-1-16)
- ZA-7 E-mail from Lyssa Papazian, Historic Preservation Consultant, re: historical significance of existing buildings on Property, dated 1-21-16
- ZA-8 DRB Preliminary Plan Review Decision, dated 2-4-16

The Chair opened the Public Hearing at 7:31 PM

Present: Members: Lawe, Dean, Teeter, Ciccotelli, Rotman, McCabe (alternate) - Clerk: Dechert - Applicants: Tim Rockwood (Consultant – Surveyor) - Public: Edye Scheier - Interested Parties: Charlotte Metcalf (652 Pattrell Road), Rosamond Orford (1485 Union Village Road)

A motion was made and seconded to accept all of the Exhibits listed in Exhibit ZA-1 for the record. The motion passed 6-0.

The Chair expressed concern that the proposed easement language to allow for maintenance for the Corn Crib on Lot 1 and the northwest corner of the house on Lot 2 had not been submitted. Rockwood referred to Note #6 on the Final Survey (A-3): “An easement sufficient for access around the building along with repair or maintenance shall be provided for the Corn Crib and the house on Lot 2.” Members were concerned that the lack of specific measurements would create disputes in the future. Rockwood stated that specific distances would not anticipate all situations and that “sufficient for access” would.

Abutters Charlotte Metcalf and Rosamond Orford questioned the potential future use of Lot 3. The application does not request approval for any development. Any future development will require an amendment to the subdivision approval after another public hearing by the Board. The town is aware of wetlands and other natural areas on the lot and will consider them in any future application.

Modifications to the proposed findings and conditions were proposed to indicate that any decision of the Board is not based on Lot 3 being permanently conserved in the future.

The Board requested the Applicants to draft proposed easement wording to allow for maintenance for the Corn Crib on Lot 1 and the northwest corner of the house on Lot 2 using some specific measurements and some other options to allow for unanticipated situations.

Rotman moved to continue the hearing to March 17, 2016 at 7:30 PM and prior to the hearing for the applicant to submit a revised proposed repair or maintenance easement. The motion was seconded by Dean and approved 6-0.

The meeting was adjourned at 8:38 PM.

Phil Dechert, Clerk

APPROVED 3-17-16