

NORWICH DEVELOPMENT REVIEW BOARD MINUTES

November 1, 2018
Training Room, Police/Fire Safety Bldg.

Members present: Dean, Lawe, Teeter, Carroll, Stucker

Members not present: Ciccotelli, Rotman

Alternates present: McCabe

Alternates not present: Pitiger

Clerk/Staff: Rod Francis

Applicants: John Lewis

Public: Dan Goulet

The meeting was called to order by Chair Dean at 7:15 PM

1. **Agenda** – Approved
2. **Public Comments & Announcements** – None
3. **Minutes:** 9-6-18 Minutes were approved without change
4. **Administrative Issues** – No future hearing scheduled
5. **Public Hearing: 7:30 PM**
#46BSUB18: Preliminary Plan Review of a Subdivision Application by 38 Acres, LLC c/o John Lewis, Applicant and Landowner, to divide Lot 11-161.000 into 2 lots of approximately 4.62 acres and 35.78 acres at 201 Upper Loveland Road. Application reviewed under the Norwich Zoning Regulations and Norwich Subdivision Regulations.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #46BSUB18, dated 9-17-18
- A-2 Narrative, received 9-17-18
- A-3 Subdivision Site Plan, dated 6-5-18

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, dated 11-1-18
- ZA-2 Density Calculation Sheet, dated 11-1-18
- ZA-3 Development Envelope Checklist, dated 11-1-18 rev
- ZA-4 Ortho Base (2016) Photo of Existing Site, dated 1-18
- ZA-5 Preliminary Development Envelope, dated 10-25-18
- ZA-6 Ortho Ridgeline Overlay of the Property, dated 10-24-18
- ZA-7 DRB Decision on Permit #30BCU04, Vermont RSA Ltd, Applicant, dated 4-12-05
- ZA-8 ZA Report, dated 11-1-18

The Chair opened the Public Hearing at 7:30 PM.

Present Members: Dean, Lawe, Teeter, Carroll, Stucker

Present Alternate: McCabe

Clerk: Rod Francis

Applicant: John Lewis

Interested Parties: Dan Goulet

Site Visit Report: There was no site visit

Presentation of Application: John Lewis for 38 acres LLC presented the application for preliminary subdivision approval. A brief history of the parcel was provided, originally the parcel was part of the family dairy farm, with the coming of I-91 small residential parcels with frontage on Upper Loveland Rd were developed, in 2005 a wireless telecommunications tower was permitted and erected on the 40.4 acre parcel. American Tower (the current owners of the telecommunications tower) would like to purchase the lease from the Lewis family, but has no interest in the majority of the land. To facilitate the sale the family would now like to subdivide the parcel such that the telecommunications tower is on a smaller parcel (including access road) and the 35.78 acre parcel is offered for sale, with a building envelope identified. The family wished to reduce the property tax burden by subdividing and selling the larger parcel.

Lewis plans to negotiate with American Tower to relocate the locked gate at the entrance on Upper Loveland Road to afford access off the existing service road to a driveway serving the 35.78 acre parcel. Access via Four Wheel Drive is not available.

Carroll moved to accept all of the exhibits listed in the hearing document (ZA-1) into the record. Stucker seconded. The motion passed 6-0.

Carroll asked what the lifespan of a telecommunications tower is.

Lewis responded that the initial lease was for twenty years with an endless ability to renew, either party can opt out at the time of lease renewal. (See condition 5 Permit #30BCU04).

Carroll: Is the application in accordance with all Town of Norwich provisions?

Francis: Yes

McCabe: Have any conditions of the existing permit changed?

Francis: No

Goulet: (Abutter 185 Upper Loveland Rd) the existing installation presents no impact. I have a well on the subject property feeding my property, protected by easement. The water line passes under the existing service road. Any work on the existing road or new driveway should avoid damage to the water line. I would like the project to be well done.

Carroll moved to close the hearing. Stucker seconded and the motion passed 6-0. The hearing was closed at 8:09PM.

6. Other Business – None

7. Adjournment

The meeting adjourned at 8:45 PM

Rod Francis, Clerk

APPROVED 3-21-19

Future DRB Meetings: November 15, 2018 – No hearing scheduled

Development Review Board Agendas & Minutes are available at: <http://norwich.vt.us/development-review-board/>