

MUNICIPAL OFFICES



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Development Review Board
Minutes for April 27, 2017

Roll Call: Board members present; Chair Smith, Vice Chair Donahue, Bailey and Brown. Public present were Aaron Rhodes, Ron Lyon, Brad McKay, Doug White and Tom Tucker (arrived latter). The time was 7:00 PM.

Approval of Minutes: A motion to approve the minutes of March 30, 2017 was made by Bailey and seconded by Donahue. The motion passed with a **4-0-0** vote.

Applications: Norwich University seeks a Site Plan Review to add a parking lot to Lower Disney Field. The proposed parking lot is located near the National Guard Armory on the Norwich University Campus. Mr. Lyon and Mr. White presented the proposed parking lot to the members of the board. They spoke of the location of the lot, controlling the runoff water from it, the lighting, the recreation area and the vehicular movement. There was interaction between the board members and the presenters. All questions asked by the board were answered. A motion to approve the project as presented was made by Donahue and seconded by Bailey. The motion passed with a **4-0-0** vote.

Tom Tucker seeks a Subdivision Approval for his property on Messier Hill Road. He wants to divide off a 10.03 acre parcel that has a log cabin and wood shed on it and is part of his property. The property is located at 223 Messier Hill Road. Mr. Tucker presented his proposal to the board members. The survey was present so the board members could see the total property. Mr. Tucker had widened the then 25 foot wide right of way to the required 50 foot wide right of way on the new copy of

the original survey. There was interaction between the board members and Mr. Tucker. All the questions the board members had were answered by Mr. Tucker. A motion to approve the project as presented was made by Bailey and seconded by Brown. The motion passed with a **3-0-1** vote. Smith abstained.

Other Business: There was a discussion about signs vs window dressing. Board requested a rendering of the window dressing.

There was a discussion about the DRB proposed zoning changes given to the Select Board. The changes were given to the Select Board who gave them to the Planning Commission who gave them back to the Select Board with a cover letter stating no changes. The DRB says the Select Board can insert the changes into the proposed regulations (Section 4442; B) and follow the rules to implement the new Zoning Regulations.

Northfield Savings Bank (NSB) has changed the landscaping proposed and accepted by the DRB. The board decided that NSB needs to bring the changes to be reviewed by the DRB as the changes are significant and another Application be submitted.

Adjournment: A motion to adjourn was made by Bailey. The time was 7:52 PM.

These minutes are submitted by Stephen Hatch and are subject to approval at the next meeting; however, they are substantially correct.

Stephen Hatch
Zoning Administrator / DRB Clerk