

NORWICH DEVELOPMENT REVIEW BOARD

February 19, 2009

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Nancy Dean, Ernie Ciccotelli, Mindy Penny, George Loveland, Folger Tuggle

Members not present:

Alternates present: Arline Rotman

Alternates not present: Eric Friets, Christopher Ashley

Clerk: Phil Dechert **Others:** Alison May, Nancy Hoggson, Cheryl Lindberg

1. The meeting was called to order by the Chair, John Lawe, at 7:09 PM.

2. **Minutes** - December 4, 2008 - Approved as read.

3. Administrative Issues

- **Future Schedule & Agendas** -
 - March 5 – No meeting
 - March 19 – New hearings not scheduled yet.
- **Richards Appeals** – A Stipulation signed by the attorneys for Stuart Richards and Paul Nowicki withdrawing Appeals #74APP07 and #05APP08 regarding Lot 20-276.1 at 84 Elm Street was submitted to the DRB on December 15, 2008.
- **Zoning Revisions** – The Zoning Administrator requested all members to notify him of any technical issues, errors, or recommended changes with the new regulations. Updated zoning maps will be provided for the members.
- **Subdivision Revisions** – The Zoning Administrator will continue working with the Planning Commission on a new draft.
- **Post-NOD follow-up** - Lawe requested that the Board arrange to visit some of the earlier approved projects to determine if the conditions written to ensure that the proposed development conformed to the subdivision review standards were effective. The Zoning Administrator requested that members give him a list of potential projects to visit.

4. Public Hearing – 7:30 PM

#5BCU09 – Conditional Use Application by the Town of Norwich, Applicant, at 286 Main Street, Lot 20-238; Norwich School District, Landowner. Project proposes to replace existing Bandstand with new structure adjacent to existing one.

Members Participating: Lawe, Dean, Teeter, Ciccotelli, Penny, Loveland, Tuggle, Rotman (alt.)

Applicants: Pete Webster - Norwich Town Manager

Interested Persons: None

The record in this case includes the following documents:Submitted by Applicant

- A-1 Application #5BCU09, submitted 2/3/09.
- A-2 Narrative from Applicant, Town of Norwich, submitted 2/4/09.
- A-3 Site Plans prepared by Charles Egbert, dated 2/4/09.
- A-4 Supplemental Information to Narrative from Applicant, dated 2/19/09.
- A-5 Memorandum of Understanding between the Norwich School District and the Town of Norwich, dated 2/11/09.

Submitted by Zoning Administrator

- Z-1 Norwich Fire Department Review, dated 2/19/09.

The Chair opened the hearing by reminding the participants that the issue under review was whether the plans submitted met the criteria in the regulations for a public facility. Other plan options and the need for a new bandstand were not subject to Board review.

Pete Webster presented the history of the project and explained plans.

- The bandstand deck will be 24" off the ground.
- The ground will be graded to slope away from the structure for drainage.
- Handicap access will be from the new Main Street sidewalk on a 1:20 sloped walkway created by grading the land. There are no handrails along this walkway.
- The design will encourage use by the residents as a gathering place for special events and as an informal gathering spot at other times.
- The structure will be all wood except that the deck will be a synthetic material (CorrectDeck®) that will be very weather resistant.
- A 5' high, 4' wide, and 1' deep electrical equipment box will be located approximately 4' south of the walkway/ramp and 2' east of the fence. The box will have a wood exterior, will be locked, and contain the electric meter, controls for the bandstand lights, and multiple outlets for use by the Norwich Fair. Final location of the box will be adjusted to minimize visual impact and some vegetative screening may be added.
- Electrical service to the box and the bandstand will be underground.

Members expressed concern that there were no handrails adjacent to the sloped walkway from Main Street to the Bandstand. Webster stated that they are not required for the access to be ADA compliant. The walkway has a 1:20 slope rather than the 1:12 slope of a compliant ramp.

The board reviewed the criteria in 5.04 and 5.03. The final lighting plans will be reviewed by the Zoning Administrator prior to installation.

Dean moved to close the hearing. Loveland seconded the motion and it was passed unanimously.

The meeting was adjourned at 8:30 PM and the Board entered Deliberative Session.

Phil Dechert

APPROVED 7/16/09