

## NORWICH DEVELOPMENT REVIEW BOARD

October 1, 2009

Tracy Hall Meeting Room

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

**Members not present:** Nancy Dean

**Alternates present:** Don McCabe

**Alternates not present:** Christopher Ashley, Arline Rotman

**Clerk:** Phil Dechert

**Others:** Len Calandrella, Glen Gurman, Roger Blake, John & Gail Roback, Tim Chow

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

2. **Minutes** – August 20, 2009 - Approved with changes.

### 3. Administrative Issues

- Future Schedule & Agendas
  - October 15 – No hearing or meeting.
  - November 5 – No hearing scheduled yet.
- Revisions to Rules of Procedure (ROP)- Role of Alternate Members:  
10-1-09 Draft with proposed revisions was discussed. Dechert will research issues regarding quorums when alternate members are voting on administrative matters.

### 4. Public Hearing – 7:30 PM

**#54APP09** – Variance Application by Leonard H. Calandrella and Christine M. McDonough, Landowners and Applicants, at 66 Huntley Street, Lot 20-086.000. Project proposes to build an addition and porch within the setback from the town highway.

**Members Participating:** Lawe, Teeter, Ciccotelli, Penny, Loveland, Tuggle, McCabe

**Applicant:** Len Calandrella

**Interested Persons:** None

The record in this case includes the following documents:

Submitted by Zoning Administrator

ZA-1 Zoning Administrator Review, prepared by ZA, dated 9-16-09.

ZA-2 Ortho Map (2006) of Lot, prepared by ZA, dated 9-10-09

ZA-3 Ortho Map (2006) of Lot and Abutters, prepared by ZA, dated 9/09.

Submitted by Applicant

A-1 Variance Application, #54APP09, dated 9-10-09.

A-2 Site Plan, prepared by Applicants, submitted 9-10-09

A-3 Elevation Sketch of proposed addition, submitted 10-1-09

**Site Visit – 10-1-09 at 4:30 PM** - Attended by Members - Lawe, Teeter, Ciccotelli, Penny, Loveland, Tuggle; Applicant – Len Calandrella; and Zoning Administrator - Phil Dechert. The participants reviewed the site including location of addition and porch, setbacks and property boundaries.

The applicant presented the proposed development of a small addition and porch to the front of the house within the setback. The addition is only a few feet within the setback at the north end and the porch is mostly in the setback. The purpose for the addition is to expand an undersized living room/kitchen area within the existing house. The porch is more for aesthetics. The potential for development off the back of the house out of the setback is limited by the existing septic system.

Measurements for the setback are taken off the centerline of the road. Property line pins have not been found.

Ciccotelli moved to close the hearing. Teeter seconded the motion and it was passed unanimously.

**#55BCU09** – Conditional Use Application by Glenn Gurman, Landowner and Applicant for approval for boat deck and stream stabilization within the Special Flood Hazard Area Floodway and the Shoreline Protection Overlay District on the Connecticut River at 186 Kendall Station Road, Lot 06-071, in accordance with the Norwich Zoning Regulations Tables 2.07 & 2.08, and Sections 5.04 & 5.05.

**Members Participating:** Lawe, Teeter, Ciccotelli, Penny, Loveland, Tuggle, McCabe

**Applicants:** Glen Gurman

**Interested Persons:** Roger Blake – 176 Kendall Station Road  
John & Gail Roback – 212 Kendall Station Road  
Tim Chow – 164 Kendall Station Road

The Interested Persons listed above were unanimously accepted by the Board based on the proximity of their property to the project.

The record in this case includes the following documents:

Submitted by Zoning Administrator

- ZA-1 State of Vermont Permit #SA-7-0697 approving Connecticut River Bank Stabilization to Applicant, dated 8-26-09
- ZA-2 Zoning Administrator Review, submitted by ZA, dated 9-16-09.
- ZA-3 Correspondence from VTDEC to ZA re: development in Special Flood Hazard Area, dated 9-18-09.

Submitted by Applicant

- A-1 Conditional Use Application, #55BCU09, dated 9-14-09.
- A-2 Description of Proposed Development, submitted by Applicant on 9-14-09
- A-3 Plan of Retaining Wall and Canoe Rest, submitted by Applicant on 9-14-09
- A-4 Photos of Project, submitted by Applicant on 9-14-09.

**Site Visit – 10-1-09 at 4 PM** - Attended by Members - Lawe, Teeter, Ciccotelli, Penny, Loveland, Tuggle; Applicant – Glen Gurman; and Zoning Administrator - Phil Dechert. The participants reviewed the site including stairs with railing, boat deck, retaining wall and stone stream stabilization work at base of bank. These facilities had already been built. The bank had been mulched with pine needles. A floating dock was anchored in the river off the base of the bank.

The applicant reviewed his project with the Board. The purpose of the project is to provide safer access to the river with the stairs and the seasonal storage of boats near the river and to fix erosion from animal tunneling and wave action along the bank. The construction uses

a non-poison pressure treated wood with a weather resistant finish. The project is completed with the exception of adding more stone along the base of the bank south to the property line as required by the Stream Alteration Permit from the state.

Erosion control measures include 6x6 beams into the bank with cross beams imbedded to hold the retaining wall, refilling and landscaping the bank, pine needle mulch, and stone along the base of the bank.

Roger Blake, the immediate abutter to the south, stated that the measures taken by the applicant will cure the major erosion issues.

John Roback, a neighbor to the north, also expressed support for the project.

Penny moved to close the hearing. Ciccotelli seconded the motion and it was passed unanimously.

The meeting was adjourned at 9:18 PM and the Board entered Deliberative Session.

Phil Dechert

*APPROVED 11-05-09*