

# NORWICH DEVELOPMENT REVIEW BOARD

April 1, 2010

Tracy Hall Meeting Room

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

**Members not present:** Stanley Teeter,

**Alternates present:** Don McCabe

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

**Clerk:** Phil Dechert **Others:** Veronica and Judson Craig Thurston, Tim Rockwood

1. The meeting was called to order by the Chair, John Lawe, at 7:10 PM.

2. **Minutes** – March 18, 2010 – Approved without changes.

### 3. Administrative Issues:

Future Schedule & Agendas

- April 15 – Warshell-Grossman Subdivision – Continued
- May 6 - Open

Other administrative issues

- Sending meeting/hearing information to members – Some members on dial-up internet connections have not always received the emailed documents prior to hearings. The Clerk will review the process for sending information and establish a follow-up system. Hard copies of all email will be available at the meetings.

### 4. Rules of Procedure

After review and several minor changes to version 03-23-10 of the Norwich Development Review Board Rules of Procedure, Dean moved to adopt the revised version. The motion was seconded by McCabe and passed 7-0.

### 5. Public Hearing

**#7BSUB10** – Preliminary Plan Review of a Minor Subdivision Application by Elaine R. Warshell and Richard W. Grossman, Landowners and Applicants, to divide Lot 15-027.000 into 2 lots of 12 acres and 25 acres at 391 Bragg Hill Road.

The Clerk requested that the hearing be continued to April 15. Survey work necessary to re-locate the development envelope and driveway is not complete and the Applicants are out of town. The Applicants and the interested persons were notified that the hearing would be continued to April 15 and that no testimony would be taken this evening.

Dean moved to continue the hearing to April 15, 2010 at 7:30 PM. The motion was seconded by McCabe and passed 7-0.

**#9BCU10** – Conditional Use Application by Judson Craig Thurston and Veronica Thurston, Landowners and Applicants, at 1490 Beaver Meadow Road, Lot 03-057.000. Project proposes to convert an existing accessory building, formerly used as a home bakery, into an accessory dwelling.

**Members Participating:** Lawe, Ciccotelli, Loveland, Tuggle, Dean, Penny, McCabe (for Teeter)

**Applicant:** Veronica and Judson Craig Thurston

**Interested Persons:** None

The record in this case includes the following documents:

Submitted by Applicant

A-1 Application #9BCU10, submitted by Applicants, dated 3/10/10.

A-2 Request for Waiver from Site Plan Criteria Review, submitted by Applicants, dated 4/1/10.

Submitted by Zoning Administrator

Z-1 Ortho Base Map Sketch (2006) for Conditional Use - Accessory Dwelling, submitted by ZA, dated 3/10.

Z-2 Preliminary Review of Criteria, submitted by ZA, based on information provided by Applicants, dated 3/10/10.

Z-3 Norwich Highway Review e-mail, dated 3/30/10.

Z-4 Norwich Fire Department Review, dated 3/30/10.

The Clerk submitted Exhibits A-2, Z-3, and Z-4.

There was no site visit. Members are familiar with the property.

The proposed conversion was reviewed under the Section 4.14 criteria for Accessory Dwellings and the Section 5.04(D) criteria for a Conditional Use. The Applicants submitted a Waiver Request (A-2) from review of Site Plan Review standards (5.04 (E)). Ciccotelli moved to grant the waiver. The motion was seconded by Tuggle and passed 7-0.

Dean moved to close the hearing. The motion was seconded by Ciccotelli and passed 7-0.

## **7. Boundary Line Adjustment Review**

Wilbert C. Hardy III – 1511 New Boston Road

19.2 acres from #04-064.1 to #04-063.1, 5 acres from #04-062 to #04-063.1

Exhibits:

- Application #12BLA10, 3-22-10
- Sketch Plan by Rockwood Land Services, LLC, March 24, 2010
- Color rendition of “Current” and “After” lot configurations, April 1, 2010
- ZA BLA Review, March 24, 2010

Tim Rockwood, LS, appeared for the Applicant.

The Board reviewed the proposal as outlined in the memo from the Zoning Administrator and explained by Rockwood. It was noted that any future development of Lots A & B will require a Development Envelope Review.

Tuggle moved that based on compliance with Section 2.1(E), the Zoning Administrator is instructed to grant a Boundary Line Adjustment Permit for the application. The motion was seconded by Ciccotelli and passed 7-0.

The meeting was adjourned at 8:40 PM.

Phil Dechert

*APPROVED 4/15/10*