

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

March 1, 2012

Tracy Hall Meeting Room

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

Members not present: Arline Rotman

Alternates present: Bill Lyons **Alternates not present:** Don McCabe

Clerk: Phil Dechert **Others:**

1. The meeting was called to order by the Chair, John Lawe, at 7:19 PM.

2. **Minutes** – February 16, 2012 approved without changes.

3. Administrative Issues:

- Future Schedule & Agendas
 - March 15, 2012 – ABC Dairy CU
 - April 5, 2012 – No hearings scheduled yet
- Draft Subdivision Regulations – Dechert reported that the Planning Commission was still refining criteria for development on slopes and near wetlands

4. Public Hearings:

#1BCU12 – Conditional Use Review Application by ABC Dairy, Applicant and Landowner, to make site improvements and expand the existing building on Lot 16-017.000 at 198 Church Street under a non-conforming pre-existing use in the Village Residential District II.

The Chair opened the hearing at 7:32 PM. The Clerk reported that a request from the applicant was received to postpone the hearing to March 15, 2012.

Dean moved to continue the public hearing to March 15 at 7:30 PM. The motion was seconded by Ciccotelli and passed 7-0.

#3BCU12 – Conditional Use Review Application by F. Folger and Elizabeth W. Tuggle, Applicants and Landowners, to use the existing residence at 69 Waterman Hill Road, Lot 06-004.000 as an Accessory Dwelling to 47 Waterman Hill Road, Lot 06-003.200 after the lots have been merged.

Members Participating: Teeter, Lawe, Loveland, Ciccotelli, Dean, Lyons
(Tuggle moved to applicant's chair and did not participate as a DRB member)

Applicant/Landowner: Folger Tuggle

Interested Persons: None

The Chair opened the hearing at 7:35 PM.

The record in this case includes the following documents:

Submitted by Applicant

A-1 Application #3BCU12, dated 1/30/12.

Submitted by Zoning Administrator

ZA-1 Document and Interested Parties List, dated 1/30/12.

ZA-2 Zoning Administrator Review Summary, dated 2-15-12.

ZA-3 Ortho Base (2006) Photo of Site, dated February 2012.

Site Visit Report – There was no site visit

Folger Tuggle explained that he and his wife had purchased the Peter Bowen property at 69 Waterman Hill Road with a single family residence and intended to merge the smaller lot with their larger lot at 47 Waterman Hill Road which also has a single family residence. After the merger they intend to use the smaller house as an accessory dwelling. The living area of the smaller house is 808 square feet which is 32% of the living area of the larger house. There is a shared driveway for the two houses. All the land abutting the smaller lot is owned by the applicants including land on the other side of Waterman Hill Road.

The 600 square feet of unfinished area on the second floor will not be finished, but if it were to be finished the smaller house would still meet the criteria for an accessory dwelling. The board reviewed NZR Sections 4.14 and 5.04 and found compliance with all criteria.

Ciccotelli moved to close the Conditional Use Review hearing. The motion was seconded by Dean and was approved 6-0. The hearing was closed at 8:00 PM.

The meeting was adjourned at 8:12 PM.

A Deliberative Session followed the regular meeting.

Phil Dechert, Clerk

APPROVED 3/15/12