

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

December 6, 2012

Tracy Hall Meeting Room

Members present: John Lawe, Stanley Teeter, Ernie Ciccotelli, George Loveland, Arline Rotman, Nancy Dean

Members not present: Folger Tuggle

Alternates present: **Alternates not present:** Don McCabe, John Carroll

Clerk: Phil Dechert **Others:** Stephen Branchflower

1. The meeting was called to order by the Chair, John Lawe, at 7:17 PM

2. **Minutes** – November 1, 2012 minutes were deferred to the next meeting to be redrafted by the Clerk.

3. Administrative Issues:

- Future Schedule & Agendas
 - December 20 – No Meeting
 - January 3 – No Hearings Scheduled
- Draft Subdivision Regulations – There was discussion of the revised formula of calculating PUD density for a previously subdivided lot. Discussion continued after the hearing.

4. Public Hearing:

#66BCU12 – Conditional Use Review Application by Smith and Vansant Architects, PC, Applicant and Elizabeth Reichert, Landowner, to convert an accessory barn and tractor shed to an accessory dwelling on Lot 04-020.300 at 180 Birch Hill Lane.

Members Participating: Lawe, Teeter, Ciccotelli, Loveland, Dean, Rotman

Applicant/Landowner: Stephen Branchflower - Smith & Vansant, Architects, Agent for Applicants

Interested Persons: None

The Chair opened the hearing at 7:32 PM.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application, #66BCU12, dated 11-15-12
- A-2 Narrative, by Smith & Vansant Architects, PC, dated 11-15-12
- A-3 Site Plan, by Smith & Vansant Architects, PC, submitted 11-15-12
- A-4 Photos of Existing Buildings on Site, by Smith & Vansant Architects, PC, submitted 12-3-12

Submitted by Zoning Administrator

- ZA-1 Document and Interested Parties List, dated 12-03-12
- ZA-2 Ortho Base (2011) Photo of Site (showing main house and accessory structures), dated 11-12

There was no site visit.

Stephen Branchflower, using a site plan and photos, presented the plan to convert an existing barn and tractor shed into an accessory dwelling. He summarized the narrative submitted as part of the application describing the conformance of the plan to the criteria in Section 4.14(A) of the Zoning Regulations. The accessory dwelling is in an existing structure that meets the setbacks, is close to the existing house, and has 1600 square feet of living space making it less than 50 percent of the existing house. There are more than four parking spaces available for the residence and the accessory dwelling.

Conditions will be included in the Notice of Decision relating to the restrictions in sections 5 and 6.

After discussion, it was agreed that a development envelope was not necessary since the accessory dwelling was in an existing structure relatively close to the existing residence.

The Clerk will ask the Planning Commission to re-visit development envelope requirements for new development not related to a new subdivided lot.

Rotman moved to close the hearing. Ciccotelli seconded the motion and the motion passed 6-0. The hearing was closed at 8:25 PM.

5. Draft Subdivision Regulations – There was additional discussion of the revised formula of calculating PUD density for a previously subdivided lot. Although confusing, members agreed that the proposed system will work. A new simplified version will be available for the December 13 Public Hearing on the subdivision regulation amendments.

The meeting was adjourned at 8:45 PM.

Phil Dechert, Clerk

APPROVED 5/30/13