

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

August 6, 2015

Tracy Hall Meeting Room

Members present: Carroll, Lawe, Rotman, Teeter, Dean, Stucker, & Ciccotelli

Members not present:

Alternates present: **Alternates not present:** McCabe

Clerk: Phil Dechert **Others:** Paul Bozuwa, Colleen Barr, Susan Hardy

1. The meeting was called to order by the Chair, John Lawe, at 7:20 PM
2. **Agenda** - Approved
3. **Public Comments & Announcements** – None
4. **Minutes** – The following minutes were approved without changes: 7-16-15
5. **Administrative Issues**
 - a. Future Schedule & Agendas
 - i. August 20, 2015 and September 3, 2015 – No Hearings Scheduled
 - ii. September 17, 2015 – Possible Hearing

6. **Public Hearing:**

#34BCU15 - Conditional Use Application by G. Paul Bozuwa and Colleen T. Barr, Applicants and Landowners, to replace an existing single family home, garage and shed with one new single family home in the Flood Hazard Overlay District and the Shoreline Protection Overlay District at 102 Kendall Station Road, Lot #12-027.000. Application will be reviewed under §5.04, §5.05, Table 2.7 and Table 2.8 of the Norwich Zoning Regulations.

Members Participating: Carroll, Lawe, Rotman, Teeter, Stucker, Ciccotelli, Dean

Applicant/Landowners: Paul Bozuwa and Colleen Barr

Interested Persons: Susan Hardy – 122 Kendal Station Road

Clerk: Dechert **Others:** None

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #34BCU15, dated 7/17/15
- A-2 Narrative, dated 7/17/15
- A-3 Site Plan, by Pathways Consulting, LLC, dated 7/17/15
 - a. Overall Site Plan (full) with proposed new single family home
 - b. Site Plan (cropped)
- A-4 Elevation Certificate (FEMA), by Rockwood Land Services, LLC, 10/25/14
- A-5 Building Plans (Sheets 1-6), by Yankee Barn Homes, dated 7/15/15
- A-6 3D Schematic View of Proposed New Single Family Home, submitted 7/17/15
 - a. River Side of House
 - b. Stairs Side of House

Submitted by Zoning Administrator

ZA-1 Document and Interested Parties List, dated 7/27/15

ZA-2 Zoning Administrator Review Summary, dated 7/23/15

The Chair opened the Public Hearing at 7:34 PM

A **motion** was made by Lawe and seconded by Dean to accept all of the Exhibits listed above into the record. The motion passed 7-0.

Site Visit Report: Dechert reported - 4:00 PM at 102 Kendall Station RD – Present: Members: Carroll, Lawe, Rotman, Teeter, Stucker, Ciccotelli - Clerk: Dechert - Applicants: Paul Bozuwa, Colleen Barr Public:

The DRB viewed the 0.6 acre site, three existing buildings and proposed location of the replacement home, new driveway, and proximity to Connecticut River.

Paul Bozuwa (Applicant and Landowner) presented the project including removal of the existing house and accessory structures, and constructing a new replacement house. (Exhibit A-3 on screen) Features include:

- a ground floor with storage, access, and vehicle parking, will be below the Base Flood Elevation (BFE);
- enclosed areas below the BFE will have FEMA vents to reduce hydrostatic pressure and will be constructed using flood damage resistant materials .
- the first floor will be 10' above grade and 4.6 feet above the BFE;
- the replacement house will not be any closer to the river than the existing house but will remain in the Flood Hazard Overlay District and the Shoreline Protection Overlay District;
- the gazebo near the river will be removed
- the footprint of the new house will be 1440 square feet, less than a 50% increase from the footprint of the existing house, 1000 sf.

The driveway will be relocated from along the river to the back or west side of the lot. A new ROW across town land from Kendall Station Road is proposed and will be reviewed by the Selectboard at their next meeting.

The board reviewed the ZA Report (Exhibit ZA-2) for project compliance with the criteria for the flood and shoreline overlay districts.

A condition will be added to the Notice of Decision for an erosion and sedimentation control plan (including tailings from well drilling) based on criteria in *The Low Risk Site Handbook for Erosion Prevention and Sediment Control*. The plan will be submitted with the zoning permit application for review by the zoning administrator.

The Town will issue the zoning permit for construction after the application has been reviewed for compliance with FEMA guidelines and rules by the Vermont District Floodplain Manager and approved.

The Board asked the Clerk to draft a letter to the Selectboard endorsing the granting of an easement for driveway access off of Kendall Station Road to the Property to be moved to the west side of the lot.

Dean moved to close the hearing. Rotman seconded the motion and the motion passed 7-0. The hearing was closed at 8:24 PM

The meeting was adjourned at 8:32 PM.

Phil Dechert, Clerk

APPROVED 11-5-15