

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

January 5, 2012

Tracy Hall Meeting Room

Members present: Stanley Teeter, Nancy Dean, George Loveland, Ernie Ciccotelli

Members not present: John Lawe, Folger Tuggle, Arline Rotman

Alternates present: None **Alternates not present:** Bill Lyons, Don McCabe

Clerk: Phil Dechert **Others:** Brook Mohr

1. The meeting was called to order by the Vice-Chair, Nancy Dean, at 7:15 PM.

2. **Minutes** – December 1, 2011 approved without changes.

3. Administrative Issues:

- Future Schedule & Agendas
 - January 19, 2012 – No hearings
 - February 2, 2012 – No hearings scheduled yet
- Status – Members were updated on the status of the Town Plan and Draft Subdivision Regulations by the Clerk.

4. **Public Hearing #45BCU11** – Conditional Use Review for an Accessory Dwelling Application by Brooke S. Mohr, Applicant and Landowner, on Lot 10-037.000 at 31 Brigham Hill Road.

Members Participating: Teeter, Dean, Loveland, Ciccotelli

Applicant/Landowner: Brook Mohr

Interested Persons: None

Dean, Vice-Chair Chair opened the hearing at 7:30 PM.

The record in this case includes the following documents:

Submitted by Applicant

A-1 Application #45BCU11, dated 12/8/11.

Submitted by Zoning Administrator

ZA-1 Document and Interested Parties List, dated 1/3/12.

ZA-2 Zoning Administrator Review Summary, dated 12/19/11, revised 1/3/12.

ZA-3 Ortho Base (2009) Photo of Site (showing main house and accessory structure), dated 12/11.

Applicant gave a history of the property. Original house was built in the 1950s. In 2006 she obtained permit to build a new 3 bedroom home. At the same time a new septic system was installed for both buildings. The old septic system had been in failure for years.

Development envelopes were designed excluding steeper areas adjacent to both structures and excluding the areas within the setbacks. The development envelope sketch will be an attachment to the DRB decision.

Ciccotelli moved to close the Conditional Use Review hearing. The motion was seconded by Loveland and was approved 4-0. The hearing was closed at 7:51 PM.

The meeting was adjourned at 7:58 PM.

Phil Dechert, Clerk

APPROVED 2-16-12