

NORWICH DEVELOPMENT REVIEW BOARD

MINUTES

October 4, 2012

Tracy Hall Meeting Room

Members present: Stanley Teeter, Ernie Ciccotelli, Nancy Dean

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

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

Clerk: Phil Dechert **Others:** Daniel Johnson

1. The meeting was called to order by the Vice-Chair, Nancy Dean, at 7:30 PM

2. **Minutes** – September 20, 2012 approved without changes.

3. Administrative Issues:

- Future Schedule & Agendas
 - November 1 – Richards Subdivision
 - November 15 – No Hearings Scheduled

4. Public Hearing:

#51APP12 - Application by Jennifer Keller, Applicant and Landowner, for a Variance to build within the setback from a town highway on an existing developed lot. The proposed development is on Lot 11-169.000 at 159 Hawk Pine Road.

Members Participating: Dean, Teeter, Ciccotelli, McCabe

Applicant/Landowner: Daniel Johnson, Architect – Agent for Applicant

Interested Persons: None

The Vice-Chair opened the hearing at 7:36 PM.

The record in this case includes the following documents:

Submitted by Applicants

A-1 Application #51APP12, dated 9/18/12

A-2 Site Plan, by Watershed Studio architecture, LLC, dated 9/17/12.

A-3 Narrative of Appeal for a Variance, by Watershed Studio architecture, LLC, dated 9/21/12.

Submitted by Zoning Administrator

ZA-1 Document and Interested Parties List, dated 9/21/12.

ZA-2 Photographs of the site dated 10/4/12

Site Visit Report – Dechert reported that a 4:30 PM site visit prior to the hearing was attended by member Teeter, Daniel Johnson - Watershed Studio architecture, LLC, architect for applicant and Dechert. Participants viewed the house site and setbacks from the road, driveway, slopes, and potential locations for garage

Dan Johnson reviewed the site plans and photos explaining the need for a variance from the road setbacks to build a 24' x 36' garage. The proposed garage will encroach 10 feet into the 20 foot setback from the Hawk Pine Road right-of-way. The driveway also serves as parking area, turnaround area, and future access to the adjacent parcel.

The zoning administrator projected photographs taken at the site visit of the existing conditions of the site.

Johnson explained the possible locations for a garage were limited on the northwest by the 20 foot setback from the Hawk Pine Road right-of-way, on the northeast by need for ADA access to the house and maintaining the right-of-way to the adjacent property, and on the southeast extensive filling on a long steep slope.

Ciccotelli moved to close the hearing. McCabe seconded the motion and the motion passed 4-0. The hearing was closed at 8:00 PM.

The meeting was adjourned at 8:05 PM.

A Deliberative session was held after the meeting.

Phil Dechert, Clerk

APPROVED 10/1/12