

**TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
Minutes
Thursday, September 21, 2023**

Members present: Patrick Bradley (Chair), Emily Myers, Sue Pitiger, Matt Stuart, Don McCabe, Alec Orenstein

Alternates present: Jack Candon

Members absent: Linda Gray **Alternate absent:** Barry Rotman

Staff: Kyle Katz, Interim Zoning Administrator

Minute Taker: Matt Stuart

Public: Michael Jeremy Yamin, Jon Olsen, Kyle Katz, Toby Kravitz, Peter White, Ira Clark

- 1. Call to Order:** by Chair Bradley at 7:09 pm. Roll call of Board members.
- 2. Approve Agenda:** Stuart moved, Orenstein seconded a motion to approve the agenda. Motion carried unanimously
- 3. Minutes – July 27, 2023:** Pitiger moved, Stuart seconded a motion to approve the July 27, 2023 minutes. Motion carried unanimously
- 4. Public Comment:** none.
- 5. Announcements and Correspondence:** none

6. Public Hearing:

a. #35DE23 – Development Envelope Review Application by Ira Clark, Smith and Vansant Architects, Applicant (Jon Olsen and Carole Dempsey, Landowners) for a proposed relocation of a Development Envelope site established in Zoning Permit #35BSUB06 (2-lot subdivision) for tax map parcel 15-007.000, 33.9± Acres on an undeveloped lot on Newton LN. Application to be reviewed under the Norwich Zoning Regulations.

Stuart moved and Pitiger seconded a motion to accept into evidence the exhibits submitted by the Interim Zoning Administrator and the applicants. Motion carried unanimously.

The Landowners' architect explained their desire to reconfigure their development envelope to better suit development by avoiding slopes over 25% and including a

flat house site. Being located within a designated forest block, the applicant claimed there would not be any significant impact on wildlife. The scenic overlay area would not be any more affected than its currently approved development envelope.

Pitiger moved, McCabe seconded a motion to close the hearing . Motion carried unanimously.

b. #33BRL23 - Ridgeline Protection Review Application by Michael Jeremy and Alicia Ely Yamin, applicants and landowners, to construct a dwelling on an undeveloped lot on Meetinghouse RD, 27.36+/- for tax map parcel #05-133.100. Application to be reviewed under the Norwich Zoning Regulations.

Pitiger moved and Orenstein seconded a motion to accept into evidence the exhibits submitted by the Interim Zoning Administrator and the applicants. Motion carried unanimously.

Candon took note of involvement in a real estate deal associated with the Yamin property.

McCabe recused himself due to being an abutter to Yamin.

Bradley took note of his residence being located on the same street as the Yamin property.

The property owners state they have plans to bring the driveway into conformity.

Stuart moved, Pitiger seconded a motion to close the hearing and enter into deliberative session at 8 pm. Motion carried unanimously.

7. Other Business:

none

8. Meeting Adjournment: Pitiger moved, Stuart seconded a motion to adjourn. Motion carried unanimously; meeting adjourned at 8:28 pm.

Respectfully submitted,
Matt Stuart
APPROVED 01-18-2024
