

**TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD**

Minutes

Thursday, March 20, 2025

Tracy Hall and Zoom

Members present: Patrick Bradley (chair), Linda Gray, Don McCabe, Emily Myers, Sue Pitiger, Matthew Stuart

Alternates present: none

Members absent: Alec Orenstein

Staff: Steven True, Planning Director & Zoning Administrator

Minute Taker: Linda Gray

Members of the Public: Marcus Head, Kelsey Head, Mike Loots; Tom Colacchio, Bridget Colacchio, Andrew Cliburn, Marie Colacchio; Kate Villars; [via Zoom] Dana Head, River Road, Cheryl Rostad, Four Wheel Drive; Teresa Cheeks, Church Street

1. Call to Order: by Chair Bradley at 6:30 pm. Roll call of Board members.

2. Approve Agenda: Pitiger moved, Myers seconded a motion to approve the agenda. Motion carried unanimously.

3. Minutes: Stuart moved, McCabe seconded a motion to approve February 20, 2025, minutes. Motion carried unanimously.

4. Public Comment: none.

5. Announcements and Correspondence: none.

6. Public Hearings

6a. Application #09BADU25: Conditional Use Review for 2-BR Accessory Dwelling Unit; Applicant(s): Marcus & Dana Head Trust; 255 River Road; Parcel ID:16-061.00; Rural Residential (RR) District.

Pitiger moved, Myers seconded a motion to accept into evidence exhibits A-1-5 and ZA-1-2; carried unanimously.

Marcus Head explained that they want to build a modular home for their adult daughter and her family and ultimately remove the existing mobile home. Marcus and Dana could later move into the newer home as they age, given its single-floor design.

ZA Steven True noted that the Board is reviewing the application under Section 4.14 on Accessory Dwellings and Detached Apartments, and the application meets that section's requirements. He pointed out that the septic system for the buildings will be revised and that the applicants still need to get a state wastewater permit.

Stuart moved; McCabe seconded a motion to close the hearing at 6:45; carried unanimously.

6b. Application #08BSUB25 Preliminary Plat and waiver request for a two-lot subdivision; Applicant(s): Thomas A. & Marie D. Colacchio; 44 Four Wheel Drive Road; Parcel ID:16-019.00; Rural Residential (RR) District.

Pitiger moved, Gray seconded a motion to accept into evidence exhibits A-1-5 and ZA-1-3; carried unanimously.

Bridget Colacchio explained that she grew up at the house on Four Wheel Drive, has returned with her two children after about 25 years away. Attorney Cliburn noted that the application required waiving the maximum-density calculation as regards quality of the access road (Four Wheel Drive) and the developable area on the original parcel.

Discussion of the developable area noted that there is no surface water on the parcel; the state wastewater permit has been obtained; the slope of the proposed driveway would be similar to that of the existing driveway (3-4%); the parcel is about 800 feet up Four Wheel Drive.

ZA True explained that this was a preliminary plat application, and that a development envelope would be reviewed during the subsequent hearing for final plat approval.

There was no public comment on the application.

Gray moved, Pitiger seconded a motion to close the hearing at 7:12; carried unanimously.

7. Deliberative Session: Myers moved; McCabe seconded a motion to enter deliberative session at 7:16; carried unanimously.

McCabe moved; Myers seconded a motion to return to public session at 7:43; carried unanimously.

8. Zoning Administrator update: none

9. Other Business: none

10. Meeting Adjournment: Myers moved; McCabe seconded a motion to adjourn. Motion carried unanimously; meeting adjourned at 7:44 pm.

Respectfully submitted,
Linda Gray
APPROVED 4-24-2025
