

**TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD**

Draft Minutes

Thursday, January 15, 2026

Tracy Hall and Zoom

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

Alternates present: none

Members absent: Sue Pitiger

Staff: Steven True, Director, Planning & Zoning

Minute Taker: Steven True

Others Present: Kurt Boland

1. **Call to Order:** by Chair Bradley at 6:34 pm. Roll call of Board members.
 2. **Approve Agenda:**
Stuart **MOTIONS** to approve the agenda as submitted, Myers seconds; no discussion.
MOTION carries unanimously.
 3. **Public Comment:** none.
 4. **Public Hearings - Application #71BAD25:** Waiver Review of Dimensional Standards for a porch addition; Applicant: Kurt Boland and Landowners: William G. and Ann Marie C. Smith; 25 Carpenter ST; Parcel ID: 20-216.000; Village Residential 1 (VR1) District
 - a. The Chair opens the hearing at 6:36 PM by swearing in the Landowners representative Kurt Boland.
 - b. Gray moves to accept the exhibits as listed into the record, Myers seconds;
MOTION carries unanimously.
 - c. Mr. Boland speaks to the application. He is seeking a waiver of the front yard setback pursuant to the waiver authority and criteria listed in Section 6.04 of the Norwich Land Use Regulations.
 - d. The board reviews the exhibits and asks qualifying questions of the applicant.
 - e. Stuart **MOTIONS** to close the public hearing at 6:41 PM, McCabe seconds;
MOTION carries unanimously.
 5. Bradley **MOTIONS** to enter a deliberative session at 6:41, Stuart seconds, all in.
 6. Deliberative session closed by **MOTION** of the board at 6:45 PM.
 7. **Minutes:**
Myers **MOTIONS** to approve minutes from November 20th, 2025, as submitted; McCabe seconds. MOTION carries unanimously.
 8. **Zoning Administrator update:** True announces members whose terms are ending.
 9. **Other Business:** none
 10. **Meeting Adjournment:** Gray moved, McCabe seconded a motion to adjourn. Motion carried unanimously; meeting adjourned at 7:50 pm.
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