

**TOWN OF NORWICH  
DEVELOPMENT REVIEW BOARD**

**Draft Minutes**

**Thursday, February 19, 2026**

**Tracy Hall and Zoom**

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

**Alternates present:** Barry Rotman

**Members absent:** Alec Orenstein, Emily Myers

**Staff:** Steven True

**Minute Taker:** Steven True

**Others Present:** Amy Eberhart, Scott Miller (via Zoom), Antoinette Jacobson, Nora Jacobson, Noah Jacobson

1. **Call to Order:** by Chair Bradley at 6:31 pm. Roll call of Board members. Quorum met.
2. **Approve Agenda:**  
Pitiger **MOTIONS** to approve the agenda as submitted, Gray seconds; no discussion.  
**MOTION** carries unanimously.
3. **Public Comment:** none.
4. **PUBLIC HEARING: Application #04BSUB26:** Final Plat Hearing for a Two-(2) Lot Subdivision; Applicant(s): Amy Eberhart and Landowner(s): Miller Judith Von D Trustee; 177 New Boston Road; Tax Map ID#10-113.000; Rural Residential (RR) District
  - a. The Chair opens the hearing at 6:32 PM by swearing in the Applicant, Amy Eberhart and interested person Scott McClure Miller.
  - b. Pitiger moves to accept the exhibits as listed into the record, Rotman seconds; **MOTION** carries unanimously.
  - c. Ms. Eberhart speaks to the application describing the purpose of the application is to create 2 parcels in order to sell the house with 5.9+/- acres and keep the remainder of the family's 24.4+/- acres of land intact.
  - d. The board reviews the exhibits and asks qualifying questions of the applicant.
  - e. Stuart **MOTIONS** to close the public hearing at 6:48 PM, McCabe seconds; **MOTION** carries unanimously.
5. **PUBLIC HEARING: Application #05BSUB26:** Final Plat Hearing for a Two-(2) Lot Subdivision; Applicant(s): Antoinette Jacobson and Landowner(s): Jacobson Family Trust LLC; 635 Bragg Hill Road; Tax Map ID#10-012.500; Rural Residential (RR) District
  - a. The Chair opens the hearing at : PM by swearing in the Applicant, Antoinette Jacobson and interested persons, Nora Jacobson and Noah Jacobson
  - b. Pitiger moves to accept the exhibits as listed into the record, Stuart seconds; True explains that boundary survey plat entered into the record was recorded in the land record in 2006 as Map Slide 363B, as part of a conservation easement established at the same time. True notes that there was no requirement for the Development Review Board to approve this plat at the time it was recorded **MOTION** carries unanimously.
  - c. Ms. Antoinette Jacobson speaks to the application explaining that it was discovered recently that although the house and water and wastewater system

and underground electric cables had all been permitted and recorded by the town, the land itself had never been subdivided.

- d. The board reviews the exhibits and asks qualifying questions of the applicant.
  - e. Stuart **MOTIONS** to close the public hearing at 7:13 PM, McCabe seconds; **MOTION** carries unanimously.
6. **Minutes:** Gray **MOTIONS** to approve minutes from January 15, 2026, as submitted; Pitiger seconds. **MOTION** carries unanimously.
  7. **Zoning Administrator update:** No update
  8. **Other Business:** Patrick Bradley recognizes Pam Mullen, and thanks her for her 19 years of service to the Town of Norwich, and to the Development Review Board. The board members concur and express their gratitude for Pam's support to the board over the years.
  9. Pitiger **MOTIONS** to enter a deliberative session at 7:10, Stuart seconds, all in.
  10. Deliberative session closed by **MOTION** of the board at 7:39 PM.
  11. **Meeting Adjournment:** Gray moved, McCabe seconded a motion to adjourn. Motion carried unanimously; meeting adjourned at 7:40 pm.
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