

**TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD**

Draft Minutes

Thursday, August 20th, 2026

Tracy Hall and Zoom

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

Alternates present:

Members absent: Linda Gray

Staff: Steven True

Minute Taker: Steven True

Others Present: Jacob Fowler, Louise Taylor, Jay Tucker, Barbara Oettgen, Robert Gajarski, Ben Forbush. Ian McKenzie (Zoom)

1. **Call to Order:** by Chair Bradley at 6:32 pm. Roll call of Board members. Quorum met.
2. **Approve Agenda:** Pitiger **MOTIONS** to approve the agenda as submitted, Myers seconds; no discussion. **MOTION** carries unanimously.
3. **Public Comment:** none.
4. **PUBLIC HEARING:** Application #41BDEV26: Development Envelope Review and Waiver; Applicant(s): Jay Tucker, Old Hampshire Designs and Landowner(s): R. Gajarski & B. Oettgen, Trustees of the Gajarski-Oettgen Restated Trust 5.12.16; 00 Overlook Drive; Tax Map ID#11-198.100; Rural Residential (RR) District
 - a. The Chair opens the hearing at 6:34 PM by swearing in the Applicant Jay Tucker and Jake Fowler and landowners Barbara Oettgen and Robert Gajarski.
 - b. McCabe moves to accept the exhibits as listed into the record, Pitigier seconds; **MOTION** carries unanimously.
 - c. Mr. Fowler and Mr. Tucker speak to the application describing the purpose of the application to establish a development envelope and to request a waiver of the driveway standards. Fowler talks to the necessity of the driveway waiver and walks the board through the exhibit materials.
 - d. The board reviews the exhibits and asks qualifying questions of the applicants.
 - e. Stuart **MOTIONS** to close the public hearing at 6:57 PM, McCabe seconds; **MOTION** carries unanimously.
5. **PUBLIC HEARING:** Application #44BSUB26: Final Plat Hearing for a Two-(2) Lot Subdivision; Applicant(s): Louise Nunan Taylor; 772 Upper Turnpike Road; Tax Map ID#04-044.000; Rural Residential (RR) District
 - a. The Chair opens the hearing at 7:00 PM by swearing in the Applicant, Louise Taylor
 - b. Pitiger moves to accept the exhibits as listed into the record, Stuart seconds **MOTION** carries unanimously.

- c. Ms. Taylor speaks to the application, explaining that she'd recently purchased the property and sought to subdivide a 6.09-acre lot (Lot 1) from the 35- acre parcel with 28.09 acres remaining. Lot 1 is currently developed, with a home, well and driveway. Ms. Taylor explained she intends to conserve the remaining lands.
 - d. The board reviews the exhibits and asks qualifying questions of the applicant and her representative Ian McKenzie.
 - e. Stuart **MOTIONS** to close the public hearing at 7:17 PM, McCabe seconds; **MOTION** carries unanimously.
6. **Minutes:** Pitiger **MOTIONS** to approve minutes from February 19th, 2026, as submitted; Stuart seconds. **MOTION** carries unanimously.
 7. **Zoning Administrator update:** No update
 8. Pitiger **MOTIONS** to enter a deliberative session at 7:20, Stuart seconds, all in.
 9. Deliberative session closed by **MOTION** of the board at 7:39 PM.
 10. **Meeting Adjournment:** Gray moved, McCabe seconded a motion to adjourn. Motion carried unanimously; meeting adjourned at 7:40 pm.
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