

CITY OF NORWICH
ZONING BOARD OF APPEALS
January 14, 2020
Regular Meeting Minutes

The regular meeting of the City of Norwich Zoning Board of Appeals was called to order at 7:03 p.m. Roll call was taken.

PRESENT: Marc Benjamin, Chairman
Dorothy Travers
David Martin
Robert Phoenix
Gregory Schlough, Alternate

ABSENT: Peter Cuprak

OTHERS: Richard Shuck, Zoning Enforcement Officer, and Katherine Rose,
Recording Secretary

Marc Benjamin called the meeting to order at 7:02 p.m. Marc Benjamin stated all seated members would be voting on all matters.

A. COMMUNICATIONS: None.

B. ACCEPTANCE OF MINUTES: Robert Phoenix made a motion to accept the December 10, 2019 minutes. Dorothy Travers seconded. Motion passed unanimously.

C. OLD BUSINESS:

1. **V# 19-10 114 Yantic Road.** Request for a variance of ZR. Sec. 1.1 Residential Bulk Requirements to reduce rear yard setback from 30 ft. to 1 ft. also request variance of Sec.1.1 to increase the maximum lot coverage from 20% to 29% where 23% exists. Application of Paul Bernier, Owner(s); Paul Bernier and Richard White Jr.; Assessors Map #49, Block 1, Lot(s) #54, R-20 Zone

Applicant not in attendance. Gregory Schlough made motion to go out of agenda order. Robert Phoenix seconded. The motion passed unanimously.

Robert Phoenix motion to continue the variance until the next regular meeting. David Martin seconded. The motion passed unanimously.

D. NEW BUSINESS:

1. **V# 19-13 16 Falls Ave.** Request for a variance of Sec. 2.1, to reduce the front yard setback from 20 ft. to 5 ft., Application of Patrick McLaughlin, Owner; City of Norwich, Assessors Map #101, Block 4, Lot(s) #64

The Zoning Board of Admissions agreed to receive one testimony in regards to both contingent variances.

Richard Shuck read into the record Exhibits A - I, for both variance V# 19-13 and V# 19-14.

Patrick McLaughlin, Director of Public Works, 50 Clinton Avenue, introduced himself on behalf of the City of Norwich whom owns the land which consists of three parcels that had originally been planned for a transportation center that did not come to fruition so the parcels will eventually be combined by deed. Patrick McLaughlin introduced a property map as Exhibit J. Mr. McLaughlin stated there is a tentative agreement with the property abutter to transfer the existing non-used water building on the property to them in order to create tax revenue. Mr. McLaughlin clarified they would not be creating a new lot just adjusting the lot line. Patrick McLaughlin stated the existing lot is currently non-conforming as there is no rear yard for the existing building which will not change however a quarter of an acre will be transferred from the City's property to the abutting property while leaving a five-foot strip around the building which will serve as the front yard for that portion of the property, which is included in the variance. Mr. McLaughlin explained the side yard that will be created will be conforming and the setback for the rear yard for the structure will be brought down to 11.9 feet opposed to 20 feet based on the adjusted lot line for the parcel that the City will retain. Richard Shuck noted that the rear parcel of the building will becoming more conforming as it will be coming with the property that has existing front yardage. Mr. McLaughlin described the easements that will be allowed between the City and the abutting property owner.

Robert Phoenix made a motion to close the public hearing. Gregory Schlough seconded. The motion passed unanimously.

2. **V# 19-14 18 Falls Ave.** Request for a variance of Sec. 2.1, to reduce the rear yard setback from 20 ft. to 10 ft., Application of Patrick McLaughlin, Owner; City of Norwich, Assessors Map #101, Block 4, Lot(s) #63.

See above testimony in regards to contingent variance V#19-14.

E. DISCUSSION AND POSSIBLE DECISIONS:

1. **V# 19-10 114 Yantic Road.** Request for a variance of ZR. Sec. 1.1 Residential Bulk Requirements to reduce rear yard setback from 30 ft. to 1 ft. also request variance of Sec.1.1 to increase the maximum lot coverage from 20% to 29% where 23% exists. Application of Paul Bernier, Owner(s); Paul Bernier and Richard White Jr.; Assessors Map #49, Block 1, Lot(s) #54, R-20 Zone

The variance was continued until the next regular meeting.

- 2. V# 19-13 16 Falls Ave.** Request for a variance of Sec. 2.1, to reduce the front yard setback from 20 ft. to 5 ft., Application of Patrick McLaughlin, Owner; City of Norwich, Assessors Map #101, Block 4, Lot(s) #64

Robert Phoenix made a motion to open both applications for discussion, per contingency and common ownership. Gregory Schlough seconded. The motion passed unanimously.

Robert Phoenix stated the configuration of the property and overlapping encroachments by the adjacent property will help to improve the usability of the two lots. David Martin stated the hardship is that it is an existing non-conforming building so the change is required to allow use of the building and to without a variance there is not much usefulness to the properties. Dorothy Travers noted the building has been sitting vacant for quite some time so putting use to it is a positive as well as the new tax revenue. Marc Benjamin agreed that moving the building from a city to a commercial venture is a positive.

Robert Phoenix made a motion to APPROVE both variances V#19-13 16 Falls Ave and V#19-14 18 Falls Ave. Gregory Schlough seconded. The motion passed unanimously.

- 3. V# 19-14 18 Falls Ave.** Request for a variance of Sec. 2.1, to reduce the rear yard setback from 20 ft. to 10 ft., Application of Patrick McLaughlin, Owner; City of Norwich, Assessors Map #101, Block 4, Lot(s) #63.

Robert Phoenix made a motion to APPROVE both variances V#19-13 16 Falls Ave and V#19-14 18 Falls Ave. Gregory Schlough seconded. The motion passed unanimously.

F. OTHER MATTERS: Richard Shuck reminded the Board about renewing memberships.

G. ADJOURNMENT: A motion was made by Robert Phoenix to adjourn at 7:24 PM. Gregory Schlough seconded. The motion carried unanimously.

Respectfully submitted,
Katherine Rose
Recording Secretary

