

**CITY OF NORWICH ZONING BOARD OF APPEALS**  
**February 11, 2020**  
**Regular Meeting Minutes**

The regular meeting of the City of Norwich Zoning Board of Appeals was called to order at 7:07 p.m. Roll call was taken.

**PRESENT:**

Dorothy Travers  
David Martin  
Peter Cuprak  
Gregory Schlough, Alternate

**ABSENT:**

Marc Benjamin, Chairman  
Robert Phoenix

**OTHERS:**

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

David Martin called the meeting to order at 7:07 p.m. David Martin stated all seated members would be voting on all matters.

- A. COMMUNICATIONS:** Richard Shuck discussed the upcoming UConn CLEAR Land Use Academy and other ZBA training for 2020 and stated he would keep members updated on registration.
- B. ACCEPTANCE OF MINUTES:** Gregory Schlough made a motion to accept the January 14, 2020 minutes with a revision on the second page to remove an additional "too." Peter Cuprak 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

Richard Shuck read Exhibit A - J into the record.

Paul Bernier of 114 Yantic Road introduced himself and stated he does not have enough lot coverage to put up the proposed garage as due to Route 32, Route 2 and Yantic Road, which all surround the lot, the setbacks allowed are not large enough to incorporate the desired garage. Paul Bernier stated the lot is already non-conforming and that there is large sound barrier fencing at the rear of the lot. David Martin asked if there was an existing building that would be demolished to construct the new garage which Mr. Bernier said was correct. David Martin asked if the

existing building was a detached garage to which Mr. Bernier answered that it was a storage shed. Richard Shuck explained the selected placement of the proposed garage was due to the constraints the topography of the lot presents.

Greg Schlough motion to close the public hearing at 7:25PM. Dorothy Travers seconded. The motion passed unanimously.

**D. NEW BUSINESS:** None.

**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

Dorothy Travers made a motion to open the application for discussion. Gregory Schlough seconded. The motion passed unanimously.

Gregory Schlough stated the conformity of the lot presents a hardship due to the topography and shared driveway so the proposed location is the only logical choice. Peter Cuprak agreed that the location is the best spot possible. Dorothy Travers also agreed the topography of the land and layout stifles the possibilities of what can be done. David Martin stated he agreed with all that was said and added the lot is nonconforming lot so it doesn't leave any other possibilities for the garage location and it's a reasonable size building.

Gregory Schlough made a motion to approve the application. Dorothy Travers seconded. The motion passed unanimously.

**F. OTHER MATTERS:** Richard Shuck discussed the UConn Land Use Academy during communications.

**G. ADJOURNMENT:** A motion was made by Dorothy Travers to adjourn at 7:30 PM. Gregory Schlough seconded. The motion carried unanimously.

Respectfully submitted,  
Katherine Rose  
Recording Secretary

