

**CITY OF NORWICH**  
**ZONING BOARD OF APPEALS**  
**November 10, 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: Marc Benjamin, Chairman  
Dorothy Travers  
David Martin  
Peter Cuprak  
Gregory Schlough

ABSENT: Robert Phoenix

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

Marc Benjamin called the meeting to order at 7:05 p.m. Marc Benjamin stated all seated members would be voting on all matters.

**A. COMMUNICATIONS:** None.

**B. ACCEPTANCE OF MINUTES:** Peter Cuprak made a motion to accept the minutes of Tuesday July 14, 2020. Gregory Schlough seconded. All in favor. The motion passed unanimously.

**C. OLD BUSINESS:** None.

**D. NEW BUSINESS:**

- 1. V# 20-05 – 218 Cranberry Pond Road.** Application of Kenneth W. Bellinger and Rita E. Bellinger for property located at 218 Cranberry Pond Road in the R-80 Zoning District. Assessor's Map #82, Block #1, Lot #38. Request a variance of sec. 1.1, Residential Bulk Requirements, to reduce the front yard setback from 60 ft. to 10 ft. to allow for the construction of a 3bay garage on the northern property line.

Richard read exhibits in the record.

Rita and Ken Bellinger of 218 Cranberry Pond Road stated they are seeking a variance for a feasible location for their garage. Rita Bellinger explained that her husband is a first responder who is often gone and they have a side business project training miniature horses so there's issues in the winter with getting out of their current garage during heavy snow. Rita Bellinger added the current garage is also too small to properly store snow equipment. Rita Bellinger stated they are unable to put the proposed

garage in another location due to severe topographical challenges and they are required by Uncas Health District to remain a safe distance from their septic system. Rita Bellinger stated there is a cliff that runs along the back and side of the property presenting a challenge; a well located to the right side and a stone wall on the opposite side which also presented challenges. Rita Bellinger noted that both abutting property owners were in support of the project. Marc Benjamin asked how far the property sits from the road and Richard Shuck referenced a map which showed the home 270 feet back from the roadway. Marc Benjamin stated he wanted to ensure the garage would clear the yard setback while not infringing on the neighbors' properties. Richard Shuck explained that the regulation on accessory structures states if the structure is in the rear plane of the house then it can be 10 feet off of the rear or side property line, opposed to if it was located in the front of the home. Dorothy Travers stated she could understand why the garage was being placed in the suggested spot due to the topography situation. Marc Benjamin inquired about the drop-off around the property. Marc Benjamin asked if it was not feasible to push the garage further back toward the septic system. Richard Shuck responded technically it could as a structure could be as close as 25 feet however what was submitted to the Board was suggested and approved by Uncas Health District. Rita Bellinger added that it cannot be moved further back as the garage also needed to maintain a safe distance from the leaching field and they would need to be able to maneuver a truck and trailer in the area.

Lawrence Kirk of 98 West Wawecus Hill Road stated the only neighbor to his knowledge that would be affected by the project was the one in front of the property, due to the proximity. Rita Bellinger responded that the neighbor in question had submitted a letter of support for the project.

Gregory Schlough motion to closer public hearing. Peter Chalecki. seconded. All in voted favor. The motion passed unanimously.

## **E. DISCUSSION AND POSSIBLE DECISIONS:**

- 1. V# 20-05 – 218 Cranberry Pond Road.** Application of Kenneth W. Bellinger and Rita E. Bellinger for property located at 218 Cranberry Pond Road in the R-80 Zoning District. Assessor's Map# 82, Block# 1, Lot# 38,. Request a variance of sec. 1.1, Residential Bulk Requirements, to reduce the front yard setback from 60 ft. to 10 ft. to allow for the construction of a 3bay garage on the northern property line.

Gregory Schlough stated initially he questioned the location of the proposed garage however upon viewing the topographical map he understands the limited placement options. Dorothy Travers agreed that there are not many choices with the existing septic system and other

things on property. David Martin agreed and noted the property is not right on the road and is more like a side or back property line so the proposed garage wouldn't be along the main roadway. Peter Chalecki stated the abutters are happy and it seemed as though the neighbors are all on board and noted the difficulties the topography presents. Gregory Schlough made a motion to approve V#20-05 due to topographical hardship not allowing alternative locations for the proposed garage. Peter Chalecki seconded. All in favor. The motion passed unanimously.

**F. OTHER MATTERS:**

- Review and adoption of the 2021 ZBA Schedule

Richard Shuck stated the October 5th and December 7th 2021 meetings were moved to the first Tuesday of the month instead of the second Tuesday. Gregory Schlough made a motion to adopt the 2021 ZBA Meeting Schedule. Peter Chalecki seconded. All voted in favor. The motion passed unanimously.

**G. ADJOURNMENT:** Dorothy Travers made a motion to adjourn at 7:36 PM. Peter Cuprak seconded. All voted in favor. The motion passed unanimously.

Respectfully submitted,  
Katherine Rose  
Recording Secretary