

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
AGENDA
Thursday, October 15, 2020
7:00 PM

Act 92 OML compliant meeting in response to covid-19 will be conducted via ZOOM.

ZOOM Access Information:

Topic: Development Review Board

Time: October 15, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89900487709>

888 475 4499 US Toll-free

877 853 5257 US Toll-free

1. **Call to Order, Roll Call**
2. **Approve Agenda**
3. **Approve Minutes – 09-17-20**
4. **Public Comments & Announcements**
5. **Administrative Issues and Updates**
 - a. Update on DRB training
6. **Boundary Line Adjustment**
 - a. **#35BLA20:** Richard and Linda White, applicants and landowners. The Boundary Line proposes to transfer ±0.3 acre from 03-050-100a (developed), to 03-050-100b (undeveloped).
7. **Public Hearings 7:15PM:**
 - a. **#44DE20** Development Envelope Review for Lot #05-078.000 (10.2 acres) identified in Scenic Resource Inventory (Map C). Application by Samuel McWilliams. Application to be reviewed under the Norwich Zoning Regulations.
 - b. **#42BSUB20:** Preliminary Plan Review of a Subdivision Application by Norman Miller, Applicant, Judith Von D. Miller, Landowner, to divide Lot 10-113.000 into 2 lots at 177 New Boston RD. Proposed Parcel of ±3.01 acres, developed with a seasonal dwelling and an existing driveway. Remaining Parcel 10-113 of ±34.2 acres is developed with two dwellings. Application to be reviewed under the Norwich Subdivision Regulations.
 - c. **#43BSUB20:** Preliminary Plan Review of a Subdivision Application by Erik Randall, Applicant, Thomas Randall, Landowner, to divide Lot 05-014.100 into 2 lots at 1268 New Boston RD. Proposed parcel to be ±4.2 acres is undeveloped. Remaining lot 05-014.100 of ±8.3 acres is developed with a dwelling and barn. Application to be reviewed under the Norwich Subdivision Regulations.
 - d. **#41BCU20:** Conditional Use for Development in the floodway for a proposed trail bridge across Bloody Brook, Town of Norwich, Applicant and Landowner, of Lot 20-148.000 at 111 Turnpike RD (Huntley Meadows). Application to be reviewed under the Norwich Zoning Regulations.
8. **Other Business**
9. **Adjournment**

Future Meeting: TBD

DRB Minutes available at: <http://norwich.vt.us/development-review-board-minutes/>

To receive copies of Town agendas and minutes, please send an email request to be added to the town email list to the Town Manager's Assistant at: manager-assistant@norwich.vt.us

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
Thursday, September 17, 2020

Act 92 OML compliant meeting conducted via Town of Norwich Zoom account. These proceedings were recorded.

Members Present: Rotman (Chair), Teeter, Lawe, Stucker, Carroll, McCabe, Pitiger

Alternates Present: Stuart

Staff: Francis (Clerk)

Public: Nate Stearns, Jeff Goodrich, Laura Golnabi, Renee Harvey, Brenda Danielson, Linda Cook

1) **Call to Order**, Roll Call: 7:03pm

2) **Agenda:**

Pitiger moved and Stucker seconded a motion to approve the agenda. Motion carried 7 – 0.

3) **Minutes of 09-03-20**

Lawe moved and Stucker seconded a motion to approve the minutes of September 3, 2020. Motion carried 7 – 0.

4) **Public Comments and Announcements:** None

5) **Administrative Issues and Updates:** None

6) **Public Hearing: Continued from September 3, 2020 (7:12pm)**

- a) **#29BCU20:** Conditional Use and Site Plan Review for a Daycare and a Public Facility (school). Amended application by Tiny Seeds Village, LLC, Applicant and Landowner of Lot 11-093.000 at 251 US Route 5 N. Application to be reviewed under the Norwich Zoning Regulations.

Applicants submitted an amended application subsequent to receiving notice from the Agency of Education approving the applicant's request for their program to be recognized as an independent school for school year 2020-2021 within the meaning of 16 VSA §166(c). The amended application seeks site plan review and conditional use review for a public facility (previous application sought review approval for a cultural facility (school). The application no longer includes an apartment on the lower floor of the principal structure.

Pitiger moved and Lawe seconded a motion to admit new documents into evidence. Motion carried 7 – 0

Members continued with questions on establishing how the proposed development met the requirements of Sections of 5.03 Site Plan Review, and 5.04 Conditional Use Review.

Board members asked questions regarding:

- Adequacy of access to Route 5 with regard to an abrupt drop in the elevation of Route 5 just north of driveway access, possibly obscuring vehicles heading south towards site access
- adequacy of emergency vehicle access
- contents of the Fire Marshal report
- the appropriate balance between operational procedures for student arrival/departure versus the adequacy of site design
- snow storage/management

Pitiger moved and McCabe seconded a motion to close the hearing. Motion carried 7—0.

10) Deliberative Session

Members entered into deliberative session at 7:46pm

11) Adjournment:

A motion to adjourn was entertained at 8:53pm. Motion carried 7 – 0.

Respectfully submitted,
Rod Francis

Future Meeting:

Thursday, October 15, 2020 at 7:00PM

DRB Minutes available at:

<http://Norwich.vt.us/development-review-board-minutes/>

To receive copies of Town agendas and minutes, please send an email request to be added to the town email list to the Town Manager's Assistant at: managers-assistant@norwich.vt.us

TOWN OF NORWICH, VERMONT
APPLICATION FOR ZONING PERMIT

Owner(s): Linda + Richard White
Mail Address: PO Box 245 Norwich Town ST VT Zip 05055
Day Phone: 802-356-5345 Eve Phone: Email: LWhite1588@AOL.com

Applicant (If Different):
Mail Address: Town ST Zip
Day Phone: Eve Phone: Email:

Description of Proposed Development: lot line adjustment
Transfer +/- .3 A from 03-050-1006 (undeveloped) to 03-050-1009 (developed, 133 site access RD)
Zoning District: RR VR I VR II VB C/I AQ

Street Address: 133 Stagecoach Rd Tax Map Lot # 03-050-1006 Lot Size: 4.3 Acres

Building Setbacks- Road Right-of-way: Right Boundary: Left Rear

Size of Building(s)/Additions: Structure A: Width Length Height

Structure B: Width Length Height Area: Footprint of Structure A

Additional Footprint of Structure B (if any) Total # of Parking Spaces

Estimated Date of Completion: Estimated Value \$ # of Bedrooms

Please Attach: Site Plan with building locations, well & septic locations, roads, driveways, and streams. Drawing of footprint of new construction and outlines of additional floors. Elevation Drawing of multi-story buildings.

The undersigned hereby agrees that the proposed development shall be built in accordance with the foregoing statements, attached plans, and in accordance with the zoning and subdivision regulations of the Town of Norwich, and certifies that the above is true, correct, and complete. The owner consents to inspections of the real estate that is the subject of the application by the Zoning Administrator at reasonable times.

Signature of Landowner (or Authorized Agent) Linda L White Date 9/9/20

Zoning Office Checklist:

- Flood Hazard Area
Wetlands
Septic Location
Water Supply
Parking
Shoreline
Aquifer Protection
Permit Conditions
Agricultural Exemption

Comments:

Additional Permits Required:

- Subdivision
Conditional Use
Site Plan Review
Variance
PRD
Driveway Access
Wastewater

Fees:

Base Fee \$100.00
Sq. Ft. x \$
of Lots \$
Recording \$15.00
Other \$
Total \$115.00
Date Paid 9-9-20
To Finance

Action

Received 9-9-20
Complete
Granted
Refused
Posted at Site
Appeal By
Effective
Expires

Signature of Zoning Administrator Date

TO: Development Review Board
 FROM: Rod Francis, Planning Director
 RE: #35BLA20 White
 DATE: 10-8-2020

Lots: Linda L. White and Richard C. White - 03-050.100a, 133 Stagecoach RD, Developed
Linda L. White and Richard C. White - 03-050.100b, Stagecoach RD, Undeveloped

The Boundary Line Adjustment proposes to:

1. Transfer — +/-0.3 acres from 03-050.100b (undeveloped) to 03-050.100a (developed).

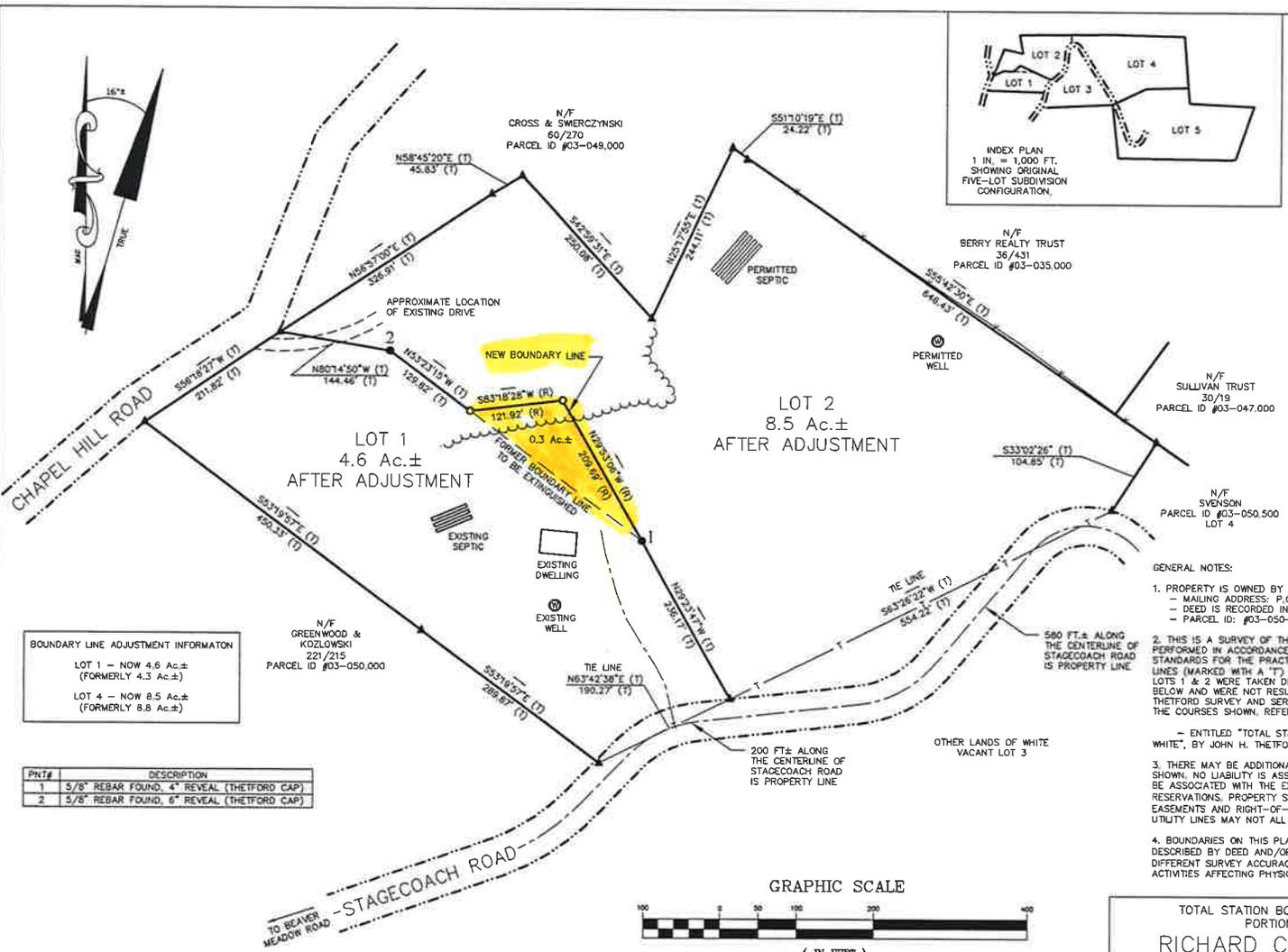
	03-050.100a	03-050.100b	Total Acres
Existing	4.3+/-	8.8+/-	13.1
Transfer	+ .3+/-	- .3+/-	
Proposed	4.6+/-	8.5+/-	13.1

Criteria for Boundary Line Adjustment NSR §2.1 (D)

1. Boundary line adjustments shall be reviewed under the same criteria and process as a subdivision unless, after review of the boundary line adjustment plan, the Development Review Board determines that the proposed boundary line adjustment:

#	Criterion	x/✓
a.	is a minor realignment in that	
	1) area of the land to be transferred is less than the half of the area of the original parcel to be reduced in size, or	✓
	2) both parcels are already developed	
b.	does not change substantially the nature of any previously approved subdivision	✓
c.	does not result in the creation of any new lots	✓
d.	will not impair access to any parcel	✓
e.	will not impact adversely any valuable natural resource or result in fragmentation of agricultural or conservation lands	✓
f.	will not create a nonconforming lot or nonconforming structure, or increase the degree of nonconformity of a preexisting nonconforming lot or structure	✓

THIS IS AN ORIGINAL LINK ON MYLAR BY BRAD M. RUDERMAN & ASSOCIATES, INC.



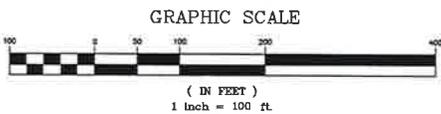
BOUNDARY LINE ADJUSTMENT INFORMATION
 LOT 1 - NOW 4.6 Ac.± (FORMERLY 4.3 Ac.±)
 LOT 4 - NOW 8.5 Ac.± (FORMERLY 8.8 Ac.±)

PNT#	DESCRIPTION
1	5/8" REBAR FOUND, 4" REVEAL (THETFORD CAP)
2	5/8" REBAR FOUND, 6" REVEAL (THETFORD CAP)

LEGEND

N/F	NOW OR FORMERLY
○	5/8" REBAR TO BE SET
●	IRON REBAR FOUND
▲	CALCULATED POINT
60/270	VOLUME & PAGE OF DEED
S43°03'30"E (T)	THETFORD SURVEY GEOMETRY
S46°13'42"W (R)	RUDERMAN SURVEY GEOMETRY
—	PROPERTY LINES
—	CENTERLINE OF DRIVE OR ROAD
—	RIGHT-OF-WAY
—	FORMER BOUNDARY LINE
—	FENCELINE
—	CALCULATED TIE LINE
—	EDGE OF WOODS

THE LOT LINE ADJUSTMENT DEPICTED ON THIS PLAT WAS DULY APPROVED, AS CONDITIONED, BY THE NORWICH DEVELOPMENT REVIEW BOARD IN ACCORDANCE WITH THE NORWICH SUBDIVISION REGULATIONS AND ALL OTHER APPLICABLE LAWS AND REGULATIONS ON THE _____ DAY OF _____ 20_____
 [SUBDIVISION PERMIT # _____]
 SIGNED _____



TOWN OF NORWICH
 RECEIVED FOR RECORD _____
 MAP SLIDE _____
 AT _____ O'CLOCK _____ MINUTES _____
 AND RECORDED IN NORWICH, VERMONT
 ATTEST _____
 TOWN CLERK

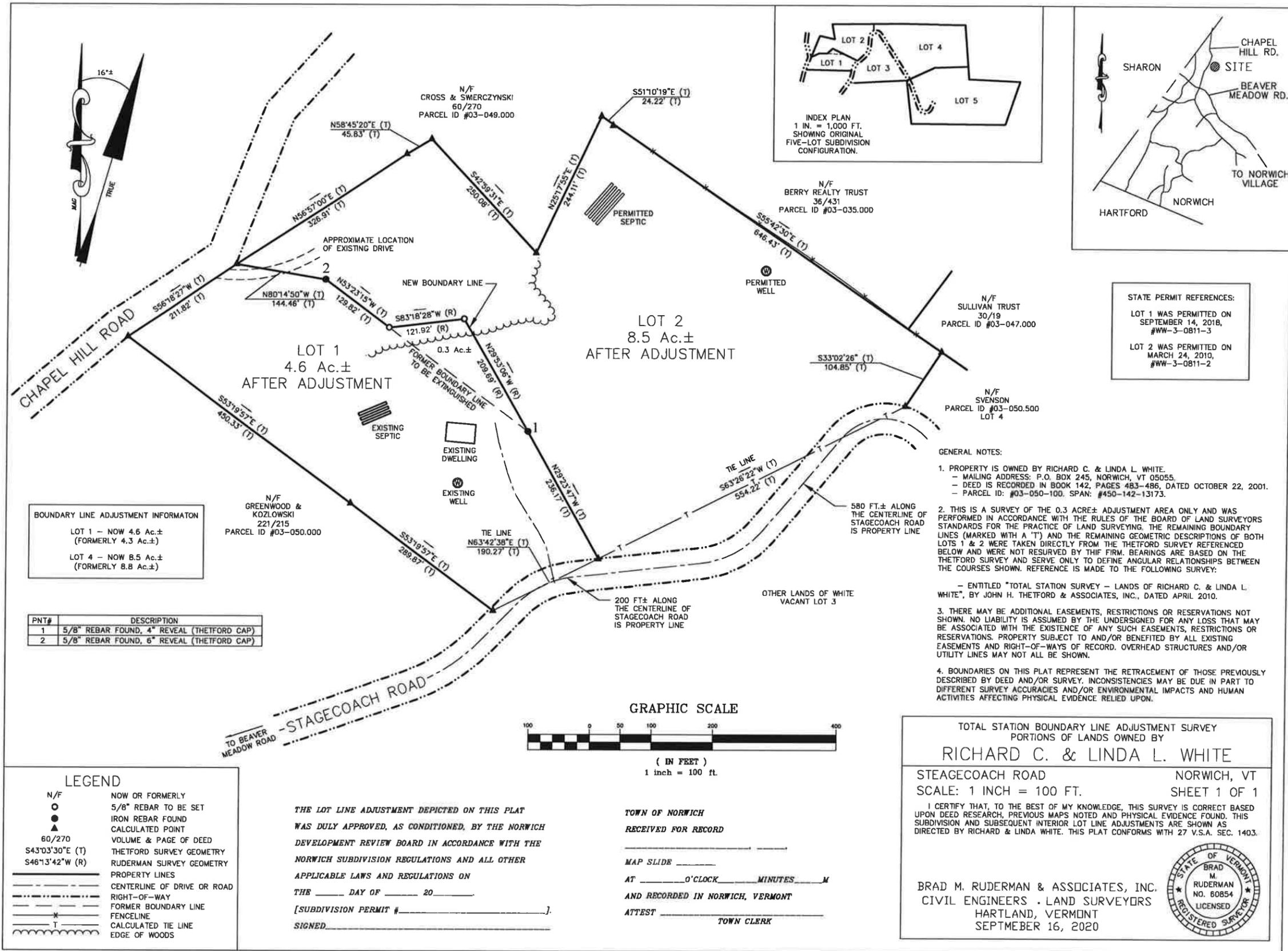
- GENERAL NOTES:**
- PROPERTY IS OWNED BY RICHARD C. & LINDA L. WHITE.
 - MAILING ADDRESS: P.O. BOX 245, NORWICH, VT 05055.
 - DEED IS RECORDED IN BOOK 142, PAGES 483-486, DATED OCTOBER 22, 2001.
 - PARCEL ID: #03-050-100. SPAN: #450-142-13173.
 - THIS IS A SURVEY OF THE 0.3 ACRES ADJUSTMENT AREA ONLY AND WAS PERFORMED IN ACCORDANCE WITH THE RULES OF THE BOARD OF LAND SURVEYORS STANDARDS FOR THE PRACTICE OF LAND SURVEYING. THE REMAINING BOUNDARY LINES (MARKED WITH A "T") AND THE REMAINING GEOMETRIC DESCRIPTIONS OF BOTH LOTS 1 & 2 WERE TAKEN DIRECTLY FROM THE THETFORD SURVEY REFERENCED BELOW AND WERE NOT RESURVEYED BY THIS FIRM. BEARINGS ARE BASED ON THE THETFORD SURVEY AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN THE COURSES SHOWN. REFERENCE IS MADE TO THE FOLLOWING SURVEY:
 - ENTITLED "TOTAL STATION SURVEY - LANDS OF RICHARD C. & LINDA L. WHITE", BY JOHN H. THETFORD & ASSOCIATES, INC., DATED APRIL 2010.
 - THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS OR RESERVATIONS NOT SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY SUCH EASEMENTS, RESTRICTIONS OR RESERVATIONS. PROPERTY SUBJECT TO AND/OR BENEFITED BY ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS OF RECORD, OVERHEAD STRUCTURES AND/OR UTILITY LINES MAY NOT ALL BE SHOWN.
 - BOUNDARIES ON THIS PLAT REPRESENT THE RETRACEMENT OF THOSE PREVIOUSLY DESCRIBED BY DEED AND/OR SURVEY. INCONSISTENCIES MAY BE DUE IN PART TO DIFFERENT SURVEY ACCURACIES AND/OR ENVIRONMENTAL IMPACTS AND HUMAN ACTIVITIES AFFECTING PHYSICAL EVIDENCE RELIED UPON.

TOTAL STATION BOUNDARY LINE ADJUSTMENT SURVEY
 PORTIONS OF LANDS OWNED BY
RICHARD C. & LINDA L. WHITE
 STAGECOACH ROAD NORWICH, VT
 SCALE: 1 INCH = 100 FT. SHEET 1 OF 1

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS SURVEY IS CORRECT BASED UPON DEED RESEARCH, PREVIOUS MAPS NOTED AND PHYSICAL EVIDENCE FOUND. THIS SUBDIVISION AND SUBSEQUENT INTERIOR LOT LINE ADJUSTMENTS ARE SHOWN AS DIRECTED BY RICHARD & LINDA WHITE. THIS PLAT CONFORMS WITH 27 V.S.A. SEC. 1403.

BRAD M. RUDERMAN & ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 HARTLAND, VERMONT
 SEPTEMBER 16, 2020

THIS IS AN ORIGINAL INK ON MYLAR
BY BRAD M. RUDERMAN & ASSOCIATES, INC.



BOUNDARY LINE ADJUSTMENT INFORMATION

LOT 1 - NOW 4.6 Ac.±
(FORMERLY 4.3 Ac.±)

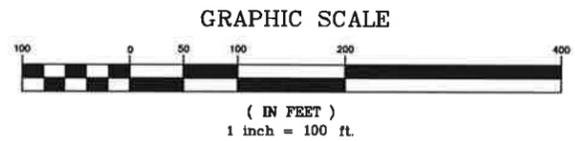
LOT 4 - NOW 8.5 Ac.±
(FORMERLY 8.8 Ac.±)

PNT#	DESCRIPTION
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LEGEND

N/F	NOW OR FORMERLY
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- · - · -	FORMER BOUNDARY LINE
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T	CALCULATED TIE LINE
~	EDGE OF WOODS

THE LOT LINE ADJUSTMENT DEPICTED ON THIS PLAT
WAS DULY APPROVED, AS CONDITIONED, BY THE NORWICH
DEVELOPMENT REVIEW BOARD IN ACCORDANCE WITH THE
NORWICH SUBDIVISION REGULATIONS AND ALL OTHER
APPLICABLE LAWS AND REGULATIONS ON
THE ____ DAY OF ____ 20 ____
[SUBDIVISION PERMIT # ____].
SIGNED _____



TOWN OF NORWICH
RECEIVED FOR RECORD

MAP SLIDE _____
AT _____ O'CLOCK _____ MINUTES _____ M
AND RECORDED IN NORWICH, VERMONT
ATTEST _____ TOWN CLERK

TOTAL STATION BOUNDARY LINE ADJUSTMENT SURVEY
PORTIONS OF LANDS OWNED BY
RICHARD C. & LINDA L. WHITE
STAGECOACH ROAD NORWICH, VT
SCALE: 1 INCH = 100 FT. SHEET 1 OF 1

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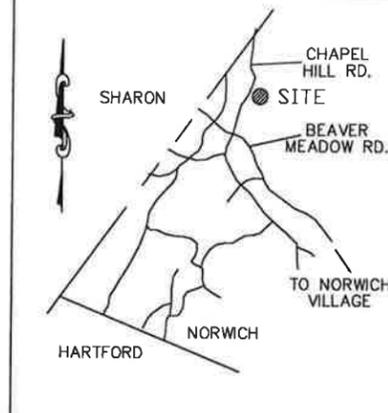
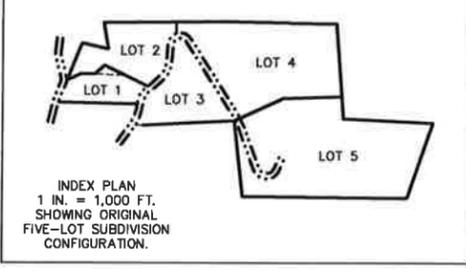
BRAD M. RUDERMAN & ASSOCIATES, INC.
CIVIL ENGINEERS · LAND SURVEYORS
HARTLAND, VERMONT
SEPTEMBER 16, 2020

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STATE PERMIT REFERENCES:

LOT 1 WAS PERMITTED ON
SEPTEMBER 14, 2018,
#WW-3-0811-3

LOT 2 WAS PERMITTED ON
MARCH 24, 2010,
#WW-3-0811-2



**TOWN OF NORWICH, VERMONT
DEVELOPMENT REVIEW BOARD
DOCUMENTS AND INTERESTED PARTIES**

Application Number: #44DE20

Lot: 05-078.000
Middle Road

Site Visit:

Public Hearing Date: October 15, 2020

Applicant/ Landowner: 27Middle RD Real Est Trust
Samuel McWilliams, Ttee
53 Nottingham Circle
Lebanon, NH 03766

Interested Parties:

NATURE OF APPLICATION - **#44DE20:** Development Envelope Review in the Scenic Resources Overlay District Application by 27Middle RD Real Est Trust, Samuel McWilliams, Trustee, Applicant and owner of lot 05-078.000. Application to be reviewed under the Norwich Zoning Regulations

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #44DE20, (Not signed)
- A-2 Narrative, by Adam Hubbard, (9-24-20)
- A-3 Overall Site Plan, by Hubbard Land Design (9-25-20)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (10-1-20)
- ZA-2 Resource Map C, Scenic Resource Areas, Norwich Zoning Regulations, (5-21-08)

**TOWN OF NORWICH, VERMONT
APPLICATION FOR ZONING PERMIT**

440E20
Exh A-1

Owner(s): Samuel McWilliams
 Mail Address: 53 Nottingham Circle Town Lebanon ST NH Zip 03766
 Day Phone: 617-549-6942 Eve Phone: Email: samuel.mcwilliams@gmail.com

Applicant (If Different):
 Mail Address: Town ST Zip
 Day Phone: Eve Phone: Email:

Description of Proposed Development: Development Envelope Review, parcel is in Scenic Resources Overlay.

Zoning District: RR VR I VR II VB C/I AQ
Street Address: 27 Middle Rd Tax Map Lot # 05 - 078.000 Lot Size: 6.5 acres 10.2 acres

Building Setbacks- Road Right-of-way: 182' Right Boundary: 316' 2" Left 317' Rear 110'

Size of Building(s)/Additions: Structure A: Width 28' Length 42' Height 30'

Structure B: Width 24' Length 28' Height 20' Area: Footprint of Structure A 1536

Additional Footprint of Structure B (if any) 1344 Total 2880 3,014 # of Parking Spaces 4

Estimated Date of Completion: Dec 2021 Estimated Value \$ 500,000 # of Bedrooms 3

(Structure A) -> 1592 + 672 garage + 780 2nd floor (Structure C)

Please Attach: Site Plan with building locations, well & septic locations, roads, driveways, and streams. Drawing of footprint of new construction and outlines of additional floors. Elevation Drawing of multi-story buildings.

The undersigned hereby agrees that the proposed development shall be built in accordance with the foregoing statements, attached plans, and in accordance with the zoning and subdivision regulations of the Town of Norwich, and certifies that the above is true, correct, and complete. The owner consents to inspections of the real estate that is the subject of the application by the Zoning Administrator at reasonable times.

Signature of Landowner (or Authorized Agent)  Date 10/2/20

- Zoning Office Checklist:**
- Flood Hazard Area
 - Wetlands
 - Septic Location
 - Water Supply
 - Parking
 - Shoreline
 - Aquifer Protection
 - Permit Conditions
 - Agricultural Exemption
- Comments: _____

- Additional Permits Required:**
- Subdivision
 - Conditional Use
 - Site Plan Review

- Variance
- PRD
 - Driveway Access
 - Wastewater

Fees:

Base Fee	\$ 200
Sq. Ft. x ??	\$ 304.40
# of Lots	\$
Recording	\$ 15.00
Other	\$
Total	\$ 519.40
Date Paid	10-5-20
To Finance	10-7-20

Action	Dates
Received	9/24/2020
Complete	
Granted	
Refused	
Posted at Site	10-2-20 App
Appeal By	
Effective	
Expires	

Signature of Zoning Administrator _____ Date _____
 Application/Permit # 440E20

DRB Public Hearing 10-15-20



Exh A2

Rod Francis, Zoning Administrator
Town of Norwich
3rd Floor
300 Main St.
Norwich, VT 05055

September 24, 2020
RE: McWilliams Zoning and Access Permit Applications

Dear Mr. Francis,
We are pleased to submit the attached applications for access and zoning permits. The proposed project consists of a 3 bedroom single family home with attached garage. The house will be served by on an on-site drilled well and on-site wastewater disposal. A WW permit application is being submitted concurrently.

The house would be served by a 12' wide, 400' long driveway off Middle Road. The driveway does not exceed 12% grade. There is room for 4 cars total, including the garage. There is also room for emergency and delivery vehicles to turn around.

The parcel is located in the Rural Residential District and contains the Scenic Resources Overlay. The house site has been situated centrally within the parcel, in part to avoid impacting the view from the road. We have taken special care to avoid earth disturbance and clearing within 300' of Union Village Road. The area within the Scenic Resources Overlay will remain wooded.

We have also spent considerable effort working out a house and access layout that avoids impact to slopes over 25%. The plan includes erosion prevention and sediment control measures such as stabilization of disturbed soils within 7 days, silt fence and erosion control blanket to mitigate sediment transport and check dams in the roadside ditch to slow runoff velocity.

Additionally, the plan calls for extensive retaining walls to cut down on imported fill and the overall area of disturbance.

House construction is planned for spring of 2020, but we would benefit from approval of the permit as soon as practically possible in order to establish access and foundation excavation this fall so we proceed with construction prior to roads opening in mid May.

If you have questions, concerns or clarifications, please don't hesitate to call or email.

Best Regards,

Adam Hubbard, R.L.A.

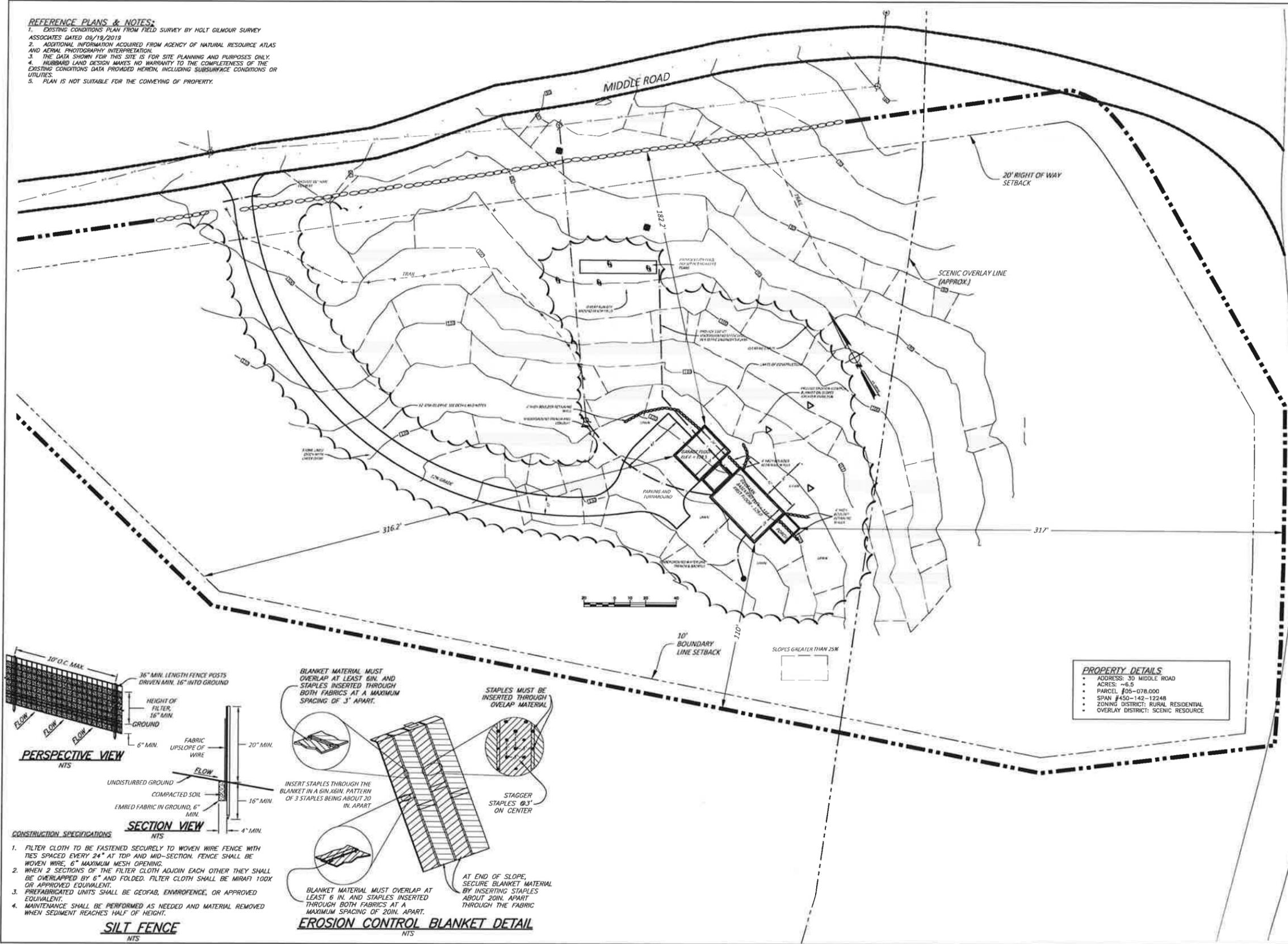
Enc.:
McWilliams Norwich Zoning-App-filled 09-25-2020.pdf
McWilliams Norwich DriveAccessPermitForm 09-25-2020.pdf
McWilliams OVERALL SITE PLAN For Zoning 09-25-2020.pdf
McWilliams SITE PLAN For Zoning 09-25-2020.pdf

REFERENCE PLANS & NOTES:
 1. EXISTING CONDITIONS PLAN FROM FIELD SURVEY BY HOLT GILHOUS SURVEY ASSOCIATES DATED 09/19/2019
 2. ADDITIONAL INFORMATION ACQUIRED FROM AGENCY OF NATURAL RESOURCE ATLAS AND AERIAL PHOTOGRAPHY INTERPRETATION.
 3. THE DATA SHOWN FOR THIS SITE IS FOR SITE PLANNING AND PURPOSES ONLY.
 4. HUBBARD LAND DESIGN MAKES NO WARRANTY TO THE COMPLETENESS OF THE EXISTING CONDITIONS DATA PROVIDED HEREIN, INCLUDING SUBSURFACE CONDITIONS OR UTILITIES.
 5. PLAN IS NOT SUITABLE FOR THE CONVEYING OF PROPERTY.



McWilliams House Site

PREPARED FOR:
 SAM & GERALDINE
 MCWILLIAMS
 30 MIDDLE ROAD
 NORWICH, VT



UNION VILLAGE ROAD

PURPOSE OF DRAWING:
 FOR PERMIT REVIEW
 SEPTEMBER 25, 2020
 NOT FOR CONSTRUCTION

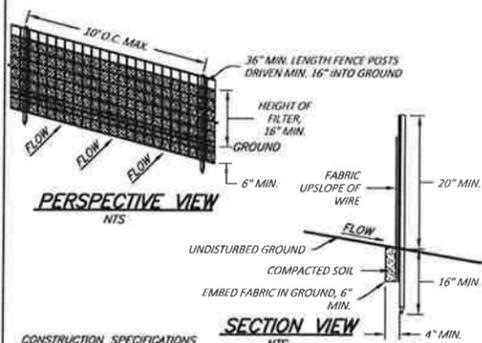
OVERALL SITE PLAN

REVISION

PREPARED BY:
 HUBBARD LAND DESIGN
 E. ADAM HUBBARD, RLA
 492 BEEBE RD.
 PUTNEY, VT 05346
 802-380-5875
 Adam@HubbardLandDesign.com

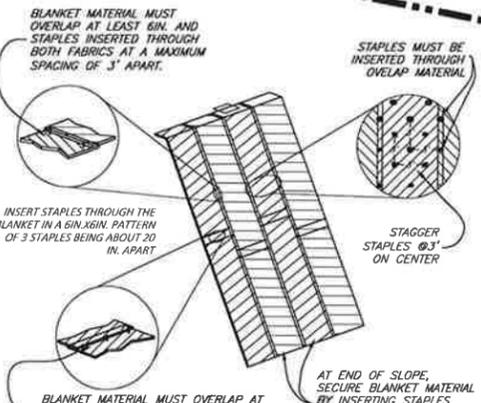
SCALE 1"=30' @ 24X36"
 DATE 09/25/2020

PAGE



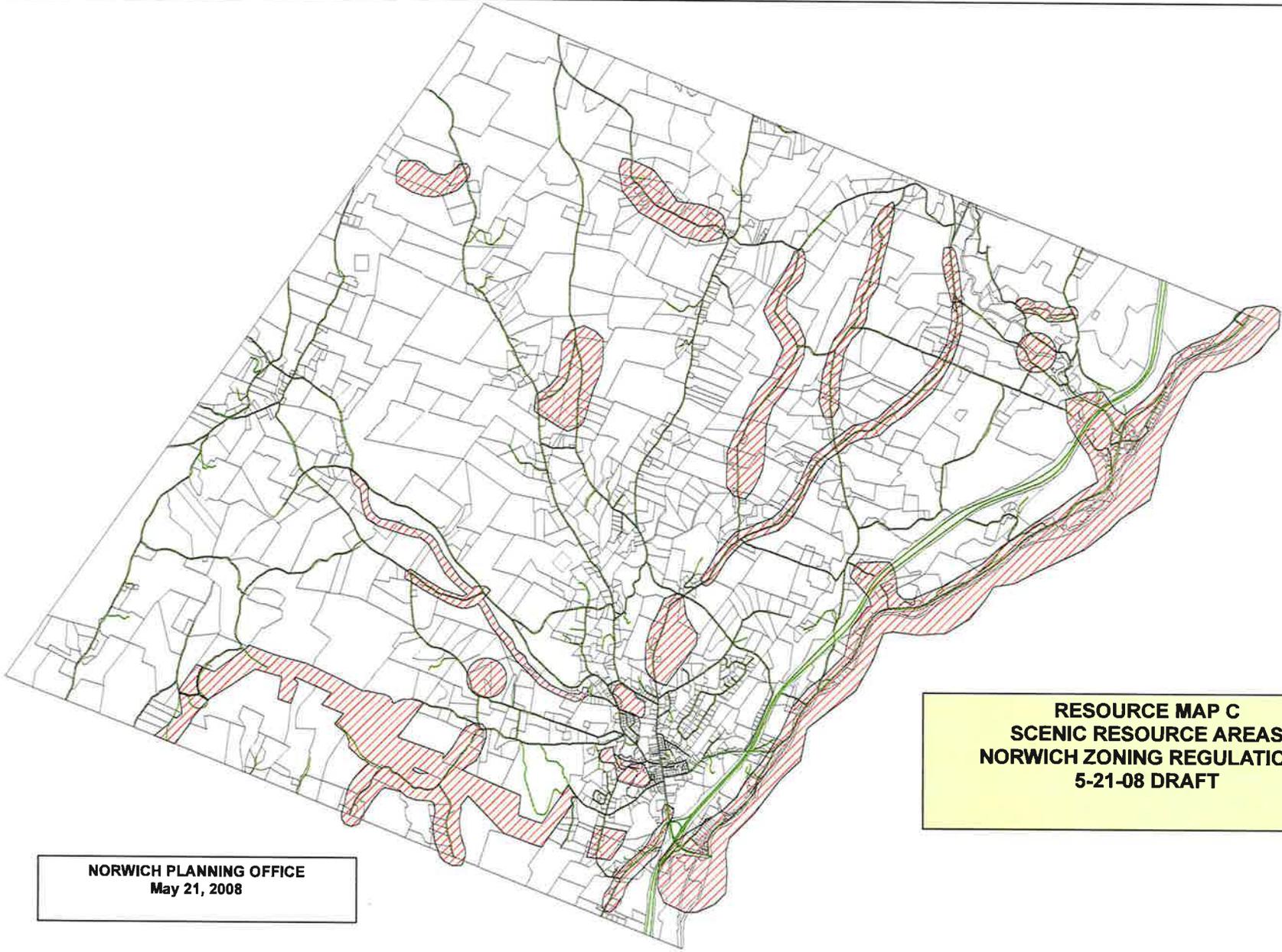
- CONSTRUCTION SPECIFICATIONS**
 NTS
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 2. WHEN 2 SECTIONS OF THE FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE MIRAFI 100X OR APPROVED EQUIVALENT.
 3. PREFABRICATED UNITS SHALL BE GEOFAB, ENMFENCE, OR APPROVED EQUIVALENT.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF HEIGHT.

SILT FENCE
 NTS



EROSION CONTROL BLANKET DETAIL
 NTS

PROPERTY DETAILS
 • ADDRESS: 30 MIDDLE ROAD
 • ACRES: ~6.5
 • PARCEL #05-078.000
 • SPAN #450-142-12248
 • ZONING DISTRICT: RURAL RESIDENTIAL
 • OVERLAY DISTRICT: SCENIC RESOURCE



**RESOURCE MAP C
SCENIC RESOURCE AREAS
NORWICH ZONING REGULATIONS
5-21-08 DRAFT**

**NORWICH PLANNING OFFICE
May 21, 2008**

**TOWN OF NORWICH, VERMONT
DEVELOPMENT REVIEW BOARD
DOCUMENTS AND INTERESTED PARTIES**

Application Number: #42BSUB20

Lot: 10-113.000
177 New Boston Road

Site Visit:

Public Hearing Date: October 15, 2020

Applicant/ Landowner: Norman Miller, Applicant
Judith Von D. Miller
PO Box 333
Norwich, VT 05055

Interested Parties:

NATURE OF APPLICATION - #42BSUB20: Preliminary Plan Review of a Subdivision Application by Norman Miller, Applicant, Judith Von D. Miller, Landowner, to divide Lot 10-113.000 into 2 lots at 177 New Boston RD. Proposed Parcel of ± 3.01 acres is developed with a seasonal dwelling and an existing driveway. Remaining Parcel 10-113 of ± 34.2 acres is developed with two dwellings. Application to be reviewed under the Norwich Subdivision Regulations.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #42BSUB20, (8-28-20)
- A-2 Subdivision Plan, by Pathways Consulting, LLC, (8-27-20)
- A-3 State Wastewater Permit #WW-3-2899

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (10-1-20)
- ZA-2 Density Calculation Information, (2013)
- ZA-3 Driveway Access to Lot 2 Correspondence, (6-19-97 and 3-27-97)

TOWN OF NORWICH, VERMONT
APPLICATION FOR ZONING PERMIT

Owner(s): Judith Von D. Miller

Mail Address: Post Office Box 333 Town Norwich ST Vt. Zip 05055

Day Phone: 802-649-5296 Eve Phone: Email: norman.n.miller@gmail.com

Applicant (If Different): Norman N. Miller

Mail Address: Town ST Zip

Day Phone: Eve Phone: Email:

Description of Proposed Development: 2 lot subdivision. Proposed Parcel 'A' to be 3.01 acres and is developed with developed with a single family dwelling and an existing driveway. 34.2 acres will remain with Lot 10-113 developed with two single family dwellings. Zoning District: RR VR I VR II VB C/I AQ

Street Address: 177 New Boston Road Tax Map Lot # 10 - 113 Lot Size: 37.2 Ac. total

Building Setbacks- Road Right-of-way: 50-foot Right Boundary: Left Rear

Size of Building(s)/Additions: Structure A: Width Length Height

Structure B: Width Length Height Area: Footprint of Structure A

Additional Footprint of Structure B (if any) Total # of Parking Spaces

Estimated Date of Completion: Estimated Value \$ # of Bedrooms

Please Attach: Site Plan with building locations, well & septic locations, roads, driveways, and streams. Drawing of footprint of new construction and outlines of additional floors. Elevation Drawing of multi-story buildings.

The undersigned hereby agrees that the proposed development shall be built in accordance with the foregoing statements, attached plans, and in accordance with the zoning and subdivision regulations of the Town of Norwich, and certifies that the above is true, correct, and complete. The owner consents to inspections of the real estate that is the subject of the application by the Zoning Administrator at reasonable times.

Signature of Landowner (or Authorized Agent) J.C. Nalletta Date 8/28/2020

- Zoning Office Checklist:
Flood Hazard Area
Wetlands
Septic Location
Water Supply
Parking
Shoreline
Aquifer Protection
Permit Conditions
Agricultural Exemption
Comments:

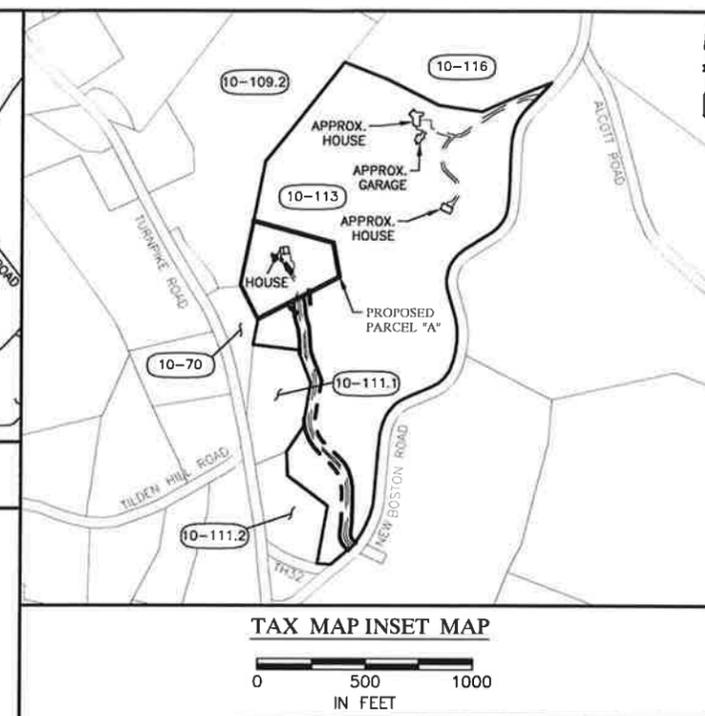
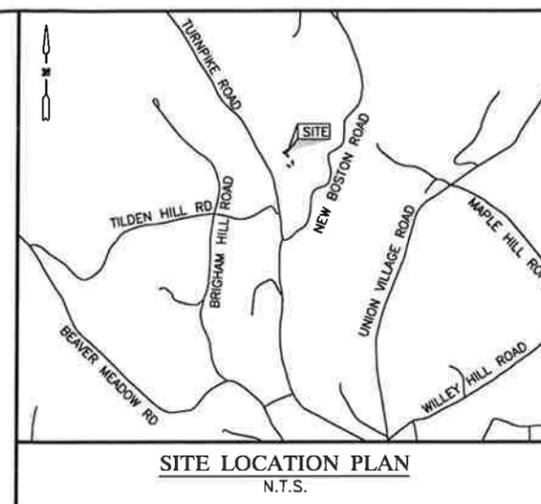
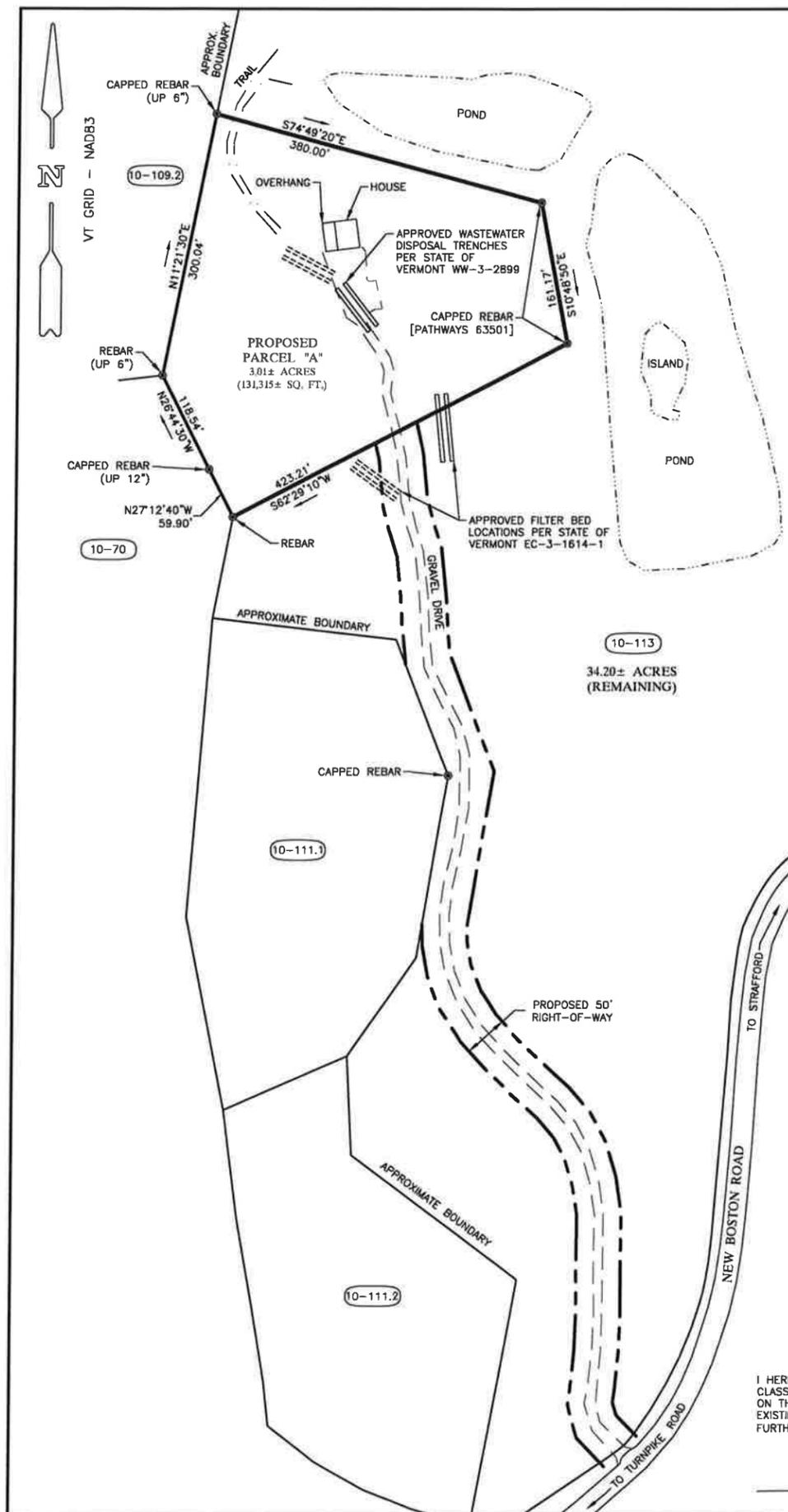
Additional Permits Required:
Subdivision
Conditional Use
Site Plan Review
Fees:
Base Fee
Sq. Ft. x
of Lots
Recording
Other
Total
Date Paid
To Finance

Variance
PRD
Driveway Access
Wastewater
Action
Dates
Received 9-28-20
Complete
Granted
Refused
Posted at Site
Appeal By
Effective
Expires

Signature of Zoning Administrator Date

8/11 Application/Permit # 42BSUB20

Fees covered see 27BSUB19, Public Hearing 10-15-20



THE SUBDIVISION DEPICTED ON THIS PLAT WAS DULY APPROVED, AS CONDITIONED, BY THE NORWICH DEVELOPMENT REVIEW BOARD IN ACCORDANCE WITH THE NORWICH SUBDIVISION REGULATIONS AND ALL OTHER APPLICABLE LAWS AND REGULATIONS ON THE DAY OF _____ 20____. [SUBDIVISION PERMIT# _____]. SIGNED: _____ DEVELOPMENT REVIEW BOARD CHAIR OR VICE-CHAIR.

PLANS OF REFERENCE:

- REFERENCE IS MADE TO THE FOLLOWING PLANS NOT RECORDED AT THE TOWN OF NORWICH LAND RECORDS:
 - A. PLAN ENTITLED "SURVEY PLAT - RECORD OWNERS: NORMAN & JUDITH MILLER", PREPARED BY LANDMARK SURVEYS P.C., PROJECT NO. 1403, DATED OCT. 12, 1994.

GENERAL SURVEY NOTES:

- HORIZONTAL DATUM IS NAD83 - VERMONT STATE PLANE GRID (SURVEY FEET) FROM GPS OBSERVATION.

ABUTTERS TABLE			
MAP NO- PARCEL NO	OWNER NAME	STREET ADDRESS	TOWN, STATE, ZIP-CODE
10-70	JAMES E & PATRICIA TOBIN JR	381 TURNPIKE RD	NORWICH, VT 05055
10-109-2	H. BIRKETT BECKER	3600 MOSS SIDE AVE	RICHMOND, VA 23222
10-111-1	JOSEPHINE H. TATE	336 TURNPIKE RD	NORWICH, VT 05055
10-111-2	REALTY TRUST OF SYDNEY 2014	19 ELIZABETH LN	HYANNIS, MA 02601-3622
10-116	MARGARET STRICKLER, TRUSTEE JAMES STRICKLER, TRUSTEE	207 NEW BOSTON RD	NORWICH, VT 05055

RECORD OWNER: JUDITH VON D. MILLER
 MAP 10, LOT 113
 PO BOX 333
 NORWICH, VT 05055

DEED REFERENCE: BOOK 177, PAGE 224

Date	Revision	By

SUBDIVISION PLAN FOR
JUDITH VON D. MILLER
 NEW BOSTON ROAD, NORWICH, VERMONT - WINDSOR COUNTY

0 100 200 300 400 500
 IN FEET

AUGUST 27, 2020 SCALE: 1"= 100' PROJ. NO. 13062

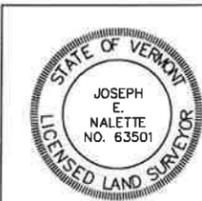
PATHWAYS CONSULTING, LLC
 240 MECHANIC STREET, SUITE 100
 LEBANON, NEW HAMPSHIRE 03766

LEGEND:
 EXISTING IRON PIPE OR REBAR ● AS NOTED
 CAPPED REBAR TO BE SET ○
 BOUNDARY LINE ————
 APPROX. EDGE OF WATER - - - - -
 TAX MAP/LOT NUMBER (407-40)
 DEED BOOK/PAGE (BOOK/PAGE)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND ABILITY THAT A VERMONT RURAL CLASS SURVEY WAS PERFORMED ON PARCELS AS SHOWN HEREIN. THIS SURVEY IS BASED ON THE FIELD NOTES OF SAID SURVEY AND THE BOUNDARY LINES ARE CONSISTENT WITH EXISTING MONUMENTATION AND THE REFERENCED DEEDS AND PLANS EXCEPT AS NOTED. I FURTHER CERTIFY THIS PLAT CONFORMS TO 27 VSA 1403 (a) AND (b).

8-27-2020
 DATE

Joseph E. Nalette
 JOSEPH E. NALETTE, LLS 63501



WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Norman A. & Judith Von D. Miller
PO Box 333
Norwich VT 05055

Permit Number: WW-3-2899
PIN

This permit affects the following properties in Norwich, Vermont:

<i>Lot</i>	<i>Parcel</i>	<i>SPAN</i>	<i>Acres</i>	<i>Book(s)/Page(s)#</i>
1 (existing)	10-113.000	450-142-12274	36.74	Book:81 Page(s):489
1 (proposed)			34.24	
4 (proposed)			2.50	

This project consisting of a 2-lot subdivision with lot #1 of 34.24+/- acres with 2 existing single family residences and lot #4 of 2.5+/- acres to be developed with a single family residence, located on 177 New Boston Road in Norwich, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by Daniel Carter, with the stamped plans listed as follows:

<i>Title</i>	<i>Sheet Number</i>	<i>Plan Date</i>	<i>Revision Date</i>
Miller_Sheet 1	1	02/12/2019	
Miller_Sheet 2	2	02/12/2019	
Well Detail			2/26/19

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Norwich Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Norwich Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and



all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests”,

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.

- 1.6 *This permit shall supersede Permits EC-3-1614, -R1, -R2 and -1 thereby rendering them null and void.*
- 1.7 This project is approved for the existing single-family residences on lot #1. No alterations to the existing buildings that would change or affect the potable water supply or wastewater systems, or changes to the systems themselves, shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. This project is approved for the construction of a 3-bedroom single family residence, maximum 6 person occupancy, on lot #4. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.8 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 1.9 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2.WATER SUPPLY

- 2.1 This project is approved for a potable water supply using a drilled or percussion bedrock well for 420 gallons of water per day provided the supply is located as shown on the stamped plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a “failed supply”.
- 2.2 The components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 2.3 The potable water source location as shown on the stamped plan(s) shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.

3.WASTEWATER DISPOSAL

- 3.1 This project is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for 420 gallons of wastewater per day. The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.2 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.3 The corners of the proposed primary or replacement wastewater area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.

- 3.4 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.5 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater systems are allowed on or near the site-specific wastewater system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater system.

Emily Boedecker, Commissioner
Department of Environmental Conservation

By 

Dated March 12, 2019

Terry Shearer
Regional Engineer
Springfield Regional Office
Drinking Water and Groundwater Protection Division

cc: Daniel Carter
Norwich Planning Commission
EC-3-1614, -R1, -R2 and -1 to be voided

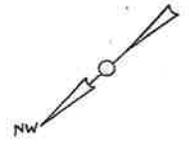
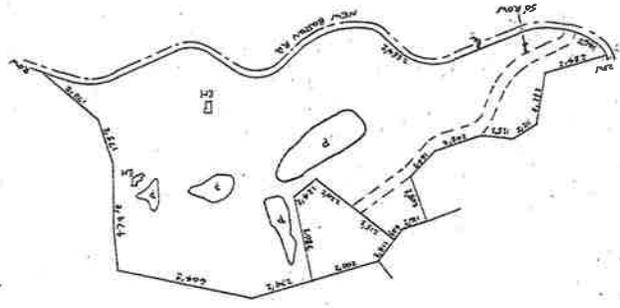
NORMAN MILLER,
 NOBICH
 SCALE: 1"=30' / 1"=100' / 1"=400'
 DATE: FEB. 12, 2019
 P/L #27C

SHEET 1 OF 2

PRINTED
 02 03 2019

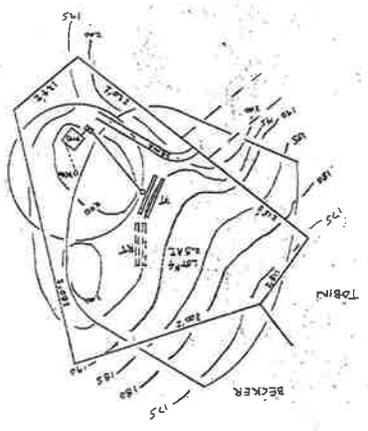
VERMONT
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 THIS IS SUBJECT TO PROVISIONS
 OR CONDITIONS LISTED IN PERMIT
 PERMIT #VWMS-2899
 DMR-3-1719

0 500 1000
 PLOT PLAN 1"=300'

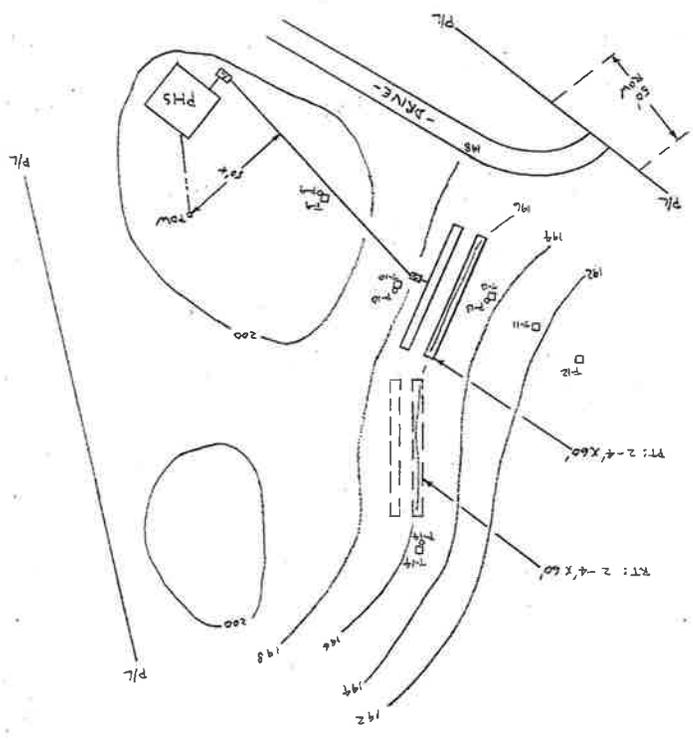


EH: EXISTING HOUSES
 PHS: PROPOSED HOUSE SITE
 PHM: PROPOSED DEEP WELL
 RT: REMAINING TRENCHES (2'-4'X60')
 RT: REELACEMENT TRENCHES (2'-4'X60')
 P: POUNDS

0 100 200 300
 WELL + SEPTIC SHIELDS 1"=100'



0 30 60 90
 SEPTIC PLAN 1"=30'



MILLER/NORWICH

SOIL EXCAVATION REPORT

Date: FEB 12/2019
EON 846686

Test pit #	A1: 0-24" RED/BROWN SILTY TOPSOIL (R1B5T)
FROM	24-42" GREY MED SAND, ALMOST LOOSE
EC-3-114-1	42-51" GREY SILT, FIRM
Logged?	NO
Observed water?	NO
Notified?	PAINT @ 50"
Season. high water table?	BELOW 50"
Test pit #	H1: 0-20" R1B5T
	20-72" GREY/BROWN LOAMY SAND, LOOSE
Logged?	NONE
Observed water?	NONE
Notified?	NONE
Season. high water table?	BELOW 0"
Test pit #	H1: 0-20" BROWN SANDY TOPSOIL (B5T)
	20-60" BROWN SAND, LOOSE
Logged?	NONE
Observed water?	NONE
Notified?	6-25"
Season. high water table?	6-25"
Test pit #	H2: 0-10" B5T
	10-33" GREY SANDY SILT
Logged?	NONE
Observed water?	6-20"
Notified?	6-20"
Season. high water table?	6-20"
Test pit #	H1: 0-24" B5T
	24-42" BROWN SAND SLIGHTLY COMPACTED
	42-62" GREY/BROWN SILTY SAND, FIRM
Logged?	NONE
Observed water?	NONE
Notified?	NONE
Season. high water table?	BELOW 5"
Test pit #	H1: 0-28" R1B5T
	28-24" RED/BROWN SANDY SUBSOIL, LOOSE
	24-60" GREY FINE SAND, LOOSE
Logged?	NONE
Observed water?	NONE
Notified?	NONE
Season. high water table?	BELOW 60"

Percolation tests					
Hole	Rate ml/in	Date run	Hole depth	Hole dia.	Water depth during test
P10	10	1/21/17	70"	12"	6-0"
P14	10	"	12"	"	"

CALCULATIONS: 3 BEDROOM HOUSE WITH PERL RATE OF 18 MIN/IN.
 $Q = 3/18 = .15$, $420 \times .15 = 63$ GPD REQ'D, 480 FT³ PROPOSED

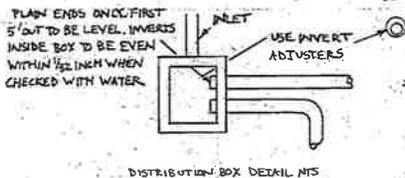
NECESSARY CONSTRUCTION DETAILS

No working the soil when wet, or even damp. Keep heavy equipment off bed floor, pipes, stone, top of bed, at all times. Floor and pipes to be set level with instrument. Tank to be set level, within 1/2 inch overall. Pipes sealed through cellar wall and into tank with appropriate sealing materials. No joints (if possible) between house and tank, or within 5 feet of tank outlet. Use pipe tees and els for all connections inside filter bed unless specified otherwise. Matt to cover stone so completely that no stone can be seen.

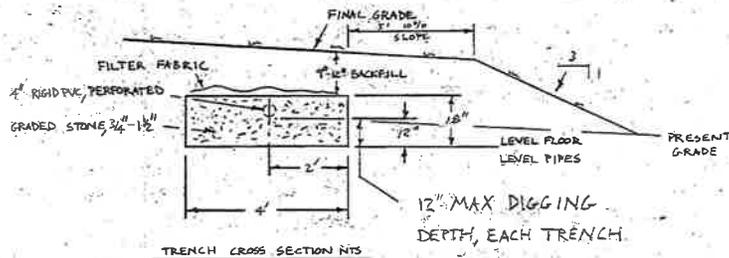
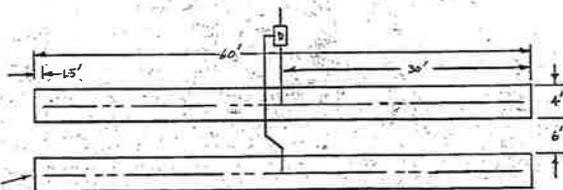
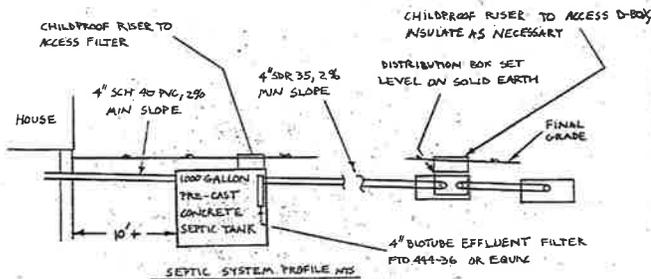
PRE-COVER-UP INSPECTION.

48 hours notice required. All tank, pipe, and bed construction to be done, including pipe sealing. All earth needed to cover, to be there. Top of pipes, tank, and matt to be visible, except for pipes in bed or trenches: pipes in bed or trenches to be covered by stone and matt.

For everyone's benefit, no deviations can be allowed.



DISTRIBUTION BOX DETAIL NTS



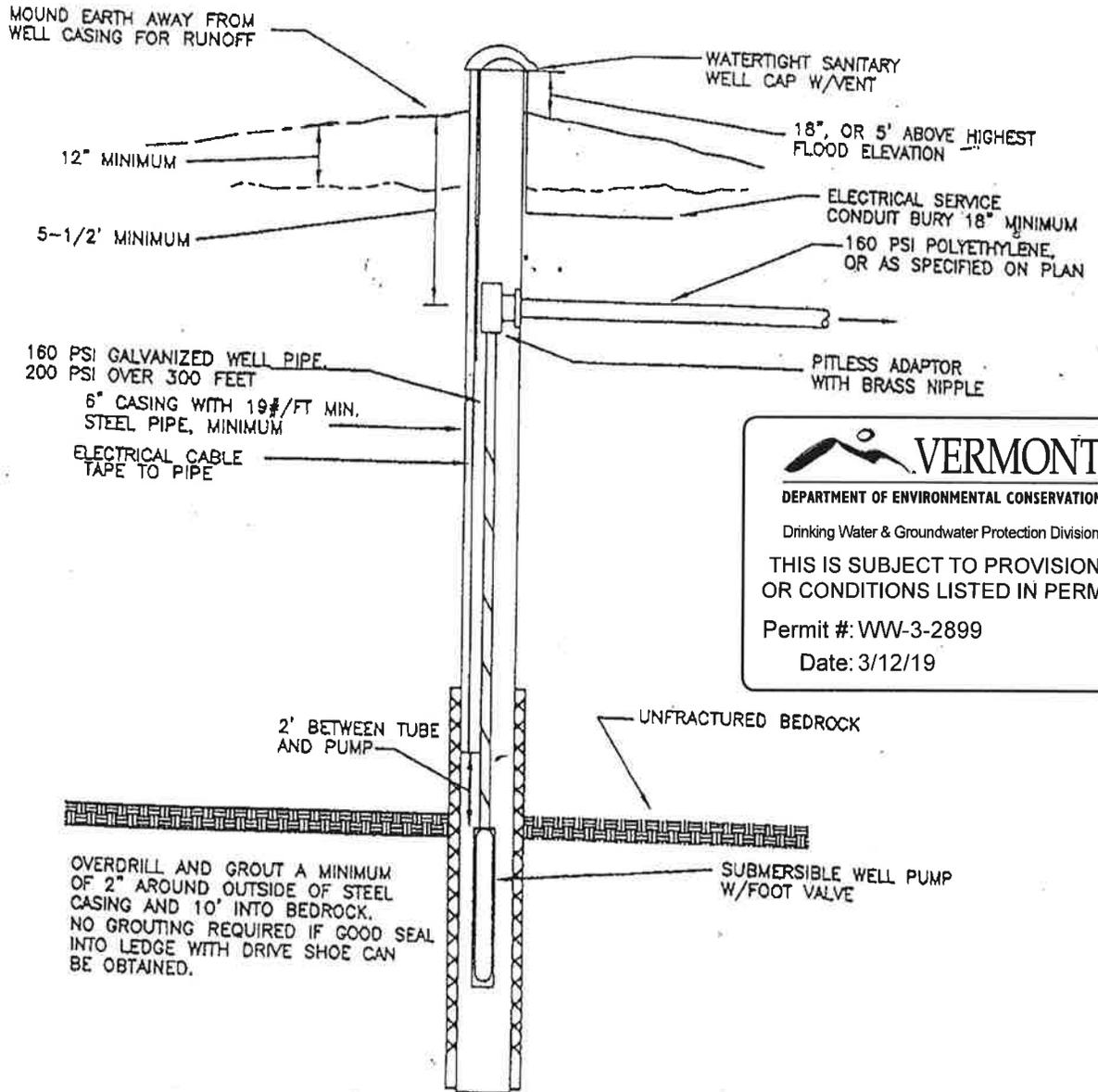
VERMONT
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Design Plans & Construction Practices Division
 THIS IS SUBJECT TO PROVISIONS
 OR CONDITIONS LISTED IN PERMIT
 Permit #: WW-3-2888
 Date: 3/12/19

SHEET 2 OF 2
 NORMAN MILLER,
 NORWICH
 SCALES: NONE
 DATE: FEB. 12, 2019
 Paul Cat L.D.#276

2/26/2019

DRILLED WELL DETAIL

N.T.S.



VERMONT
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Drinking Water & Groundwater Protection Division
 THIS IS SUBJECT TO PROVISIONS
 OR CONDITIONS LISTED IN PERMIT
 Permit #: WW-3-2899
 Date: 3/12/19

WELL CONSTRUCTION SPECIFICATIONS

1. DRILLED BEDROCK WELL TO BE DRILLED, CONSTRUCTED AND DISINFECTED IN ACCORDANCE WITH VERMONT WATER SUPPLY RULE - CHAPTER 21, APPENDIX A, PARTS 11 AND 12, EFFECTIVE DATE: DECEMBER 1, 2010. PROVIDE LOW WATER CUTOFF FOR WELL PUMP AT 15 INCHES ABOVE PUMP. IF ARTESIAN, PROVIDE SEAL IN ACCORDANCE WITH RULE REFERENCED PREVIOUSLY TO PREVENT GROUNDWATER FROM LEAVING WELL.
2. THE REQUIREMENTS FOR WELL DRILLER LICENSING ARE AS PER THE WATER WELL DRILLER LICENSING RULES AND WELL CONSTRUCTION STANDARDS, CHAPTER 15, DATED NOVEMBER 3, 1986. THE WELL DRILLER MUST HAVE A CURRENT LICENSE IN VERMONT FOR DRILLING BEDROCK WELLS. THE PLUMBER SHALL HAVE A CURRENT LICENSE IN VERMONT FOR THE SAME.
3. NOTIFY ENGINEER TO MEET AT SITE, TO STAKE OUT WELL LOCATION, DISCUSS WELL DRILLING TECHNIQUES, PRIOR TO ANY CONSTRUCTION.
4. MINIMUM PEAK WELL 5 GPM AFTER A 3 HOUR BLOW TEST, OR ABSOLUTE MINIMUM OF 2 GPM WITH 560 GALLONS STORAGE IN WELL CASING. PUMP SIZING AND DETERMINATION OF PRESSURE TANKS TO BE DONE AFTER WELL IS DRILLED.
5. WATERLINE INSTALLATION SHALL BE DONE OR SUPERVISED, AND CERTIFIED BY A QUALIFIED PLUMBER LICENSED IN THE STATE OF VERMONT.
6. ALL ELECTRICAL WORK SHALL BE DONE BY A QUALIFIED ELECTRICIAN LICENSED IN THE STATE OF VERMONT.

Drill Cut L.P. #226

LANDOWNER	PARCEL LOCATION	DATE	PARCEL_1'	ROAD_TYPE	DISTANCE_F	NFD_AT_LAN	SLOPES__	SLOPES_15_	FLOODPLAI	WETLANDS	WETLAND_PAVED_ROAD	GRAVEL_CLA	SUB_CLASS_ CLASS_4
Miller, Norman	New Boston Road	3/26/2013	36.75	1.00	1.50	1	1.5	8.1		2.4	1.6		
	TOWN_HIGHW				DISTANCE_T								
	New Boston				1.7								

Exhibit 2A-2

**TOWN OF NORWICH
ZONING & PLANNING
Box 376
Norwich, Vermont 05055**

June 19, 1997

Norman N. Miller
P.O. Box 333
Norwich VT 05055

RE: #78BSUB94, Map 10, Lots 113 & 111
New Boston Road

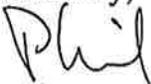
Dear Norman,

On September 6, 1996, I inspected the private highway providing access to your subdivision on New Boston Road across from the Town Garage entrance. At that time the road met the Norwich Private Highway Specifications with regards to depth of gravel, width of travel portion, culverts, slope, and grades. I reinspected the private highway today and it again meets the criteria of the Norwich Private Highway Specifications. Prior to issuing each building permit, the Zoning Administrator may want to inspect the highway again to ensure that the road has been properly maintained and still meets the criteria of the Norwich Private Highway Specifications.

I am concerned about the location of the four parking spaces for emergency parking required in Condition #4 of the Notice of Action. It was not clear to me where they are and if they would be accessible in icy conditions. The purpose of this condition was to ensure that cars would not end up parked along the town road in icy conditions. This does not need to be resolved until building permits are requested, but we may want to deal with it in our lifetime.

I apologize for my extreme lateness in responding to your request and will respond in a more timely manner in the future.

Sincerely,



Phil Dechert
Zoning Administrator

COPY

0440125

**THE TOWN OF NORWICH
PO BOX 376
NORWICH, VT 05055
(802) 649-1419**

Phil D.
Planning
Comm.

March 27, 1996[?]

Mr. Norman Miller
PO Box 333
Norwich, VT 05055

Dear Norman,

Sorry it has taken so long to get this letter to you. This has been a busy winter for us.

Enclosed is your Town of Norwich Private Road Access Permit dated January 15, 1997 as final inspection.

I will advise you to contact the Norwich Planning Commission in reference to the Findings of Fact and Conditions which is item four on your application #78BSUB94 as it is not in my jurisdiction to accept or reject these conditions.

If I can be of any further help, please feel free to contact me Monday - Friday 7:00 AM thru 3:30 PM at 649-2209.

Sincerely,



1116

Ralph Bragg, Jr.
Road Foreman

**TOWN OF NORWICH, VERMONT
DEVELOPMENT REVIEW BOARD
DOCUMENTS AND INTERESTED PARTIES**

Application Number: #43BSUB20

Lot: 05-014.1.000

1268 New Boston Road

Site Visit:

Public Hearing Date: October 15, 2020

Applicant/ Landowner: Erik Randall, Applicant

Thomas Randall, Landowner

1268 New Boston RD

Norwich, VT 05055

Interested Parties:

NATURE OF APPLICATION - #43BSUB20: Preliminary Plan Review of a Subdivision Application by Erik Randall, Applicant, Thomas Randall, Landowner, to divide Lot 05-014.100 into 2 lots at 1268 New Boston RD. Proposed parcel to be ± 8.3 acres is undeveloped. Remaining lot 05-014.100 of ± 4.2 acres is developed with a dwelling and barn. Application to be reviewed under the Norwich Subdivision Regulations.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #43BSUB20, (9-29-20)
- A-2 Narrative, (9-29-20)
- A-3 Waiver Request, (9-29-20)
- A-4 Driveway Access Permit #4ACC20 (9-18-20)
- A-5 Subdivision Plan, Pathways Consulting, LLC, (9-28-20)
- A-6 Wastewater Design, Pathways Consulting, LLC, (8-20-20)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (10-8-20)
- ZA-2 Density Calculation Sheet, (10-8-20)

TOWN OF NORWICH, VERMONT
APPLICATION FOR ZONING PERMIT

Owner(s): Thomas Randall
Mail Address: 1268 New Boston Rd Town Norwich ST VT Zip 05055
Day Phone: _____ Eve Phone: _____ Email: _____

Applicant (If Different): Erik Randall
Mail Address: 1268 New Boston Rd Town Norwich ST VT Zip 05055
Day Phone: _____ Eve Phone: _____ Email: euximus@gmail.com

Description of Proposed Development: 2 lot subdivision. Proposed lot of ± 8.3 acres undeveloped. Remaining lot 05-014.100 to be ± 4.2 acres developed with dwelling & barn
Zoning District: (RR) VR I VR II VB C/I AQ

Street Address: 1268 New Boston Rd Tax Map Lot # 05-014.100 Lot Size: 12.5

Building Setbacks- Road Right-of-way: N/A Right Boundary: N/A Left N/A Rear N/A

Size of Building(s)/Additions: Structure A: Width N/A Length N/A Height N/A

Structure B: Width N/A Length N/A Height N/A Area: Footprint of Structure A N/A

Additional Footprint of Structure B (if any) N/A Total N/A # of Parking Spaces N/A

Estimated Date of Completion: N/A Estimated Value \$ N/A # of Bedrooms N/A

Please Attach: Site Plan with building locations, well & septic locations, roads, driveways, and streams. Drawing of footprint of new construction and outlines of additional floors. Elevation Drawing of multi-story buildings.

The undersigned hereby agrees that the proposed development shall be built in accordance with the foregoing statements, attached plans, and in accordance with the zoning and subdivision regulations of the Town of Norwich, and certifies that the above is true, correct, and complete. The owner consents to inspections of the real estate that is the subject of the application by the Zoning Administrator at reasonable times.

Signature of Landowner (or Authorized Agent) _____ Date _____

- Zoning Office Checklist:**
- Flood Hazard Area
 - Wetlands
 - Septic Location
 - Water Supply
 - Parking
 - Shoreline
 - Aquifer Protection
 - Permit Conditions
 - Agricultural Exemption

- Additional Permits Required:**
- Subdivision
 - Conditional Use
 - Site Plan Review

- Variance
- PRD
- Driveway Access
- Wastewater

Comments: _____

Fees:

Base Fee	\$	<u>650.00</u>
Sq. Ft. x	\$	_____
# of Lots	\$	<u>100.00</u>
Recording	\$	_____
Other	\$	_____
Total	\$	<u>750.00</u>
Date Paid	_____	_____
To Finance	_____	_____

Action	Dates
Received	<u>09/29/2020</u>
Complete	<u>09/29/2020</u>
Granted	_____
Refused	_____
Posted at Site	_____
Appeal By	_____
Effective	_____
Expires	_____

Signature of Zoning Administrator Rod Frana Date 09/29/2020
Application/Permit # 43 BEUB 20

Norwich Development Review Board
Attn: Rod Francis
300 Main Street, 3rd Floor
Norwich, VT 05055

RE: Subdivision Approval of 05-014.000 (1268 New Boston Road Norwich)

Ladies and Gentlemen:

This application is to subdivide the land at 1268 New Boston Road of \pm 12.5 acres into two parcels. Proposed lot of \pm 8.3 acres undeveloped, and remaining lot 05-014.100 of \pm 4.2 acres.

The current parcel has a main house and barn on the property which will remain in lot 05-014.100.

The new parcel of \pm 8.3 acres will eventually have a single family house built on it. There have been soil samples and a wastewater system has been planned with the samples results in mind. There is currently a farm access road which will have to be removed and replaced in order to ensure we are far enough away from a possible wetland to the west. The new driveway's center will be approximately 23 feet from the current center of the farm access road.

This parcel will be obtained by the current landowner's (Thomas & Cindia Randall) son, Erik Randall.



Erik Randall
Applicant


9.29.20

Thomas Randall
Landowner


9/29/20

Cindia Randall
Landowner

Exh. A-3

Rod Francis
Zoning Administrator
Town of Norwich
PO Box 376
Norwich, VT 05055

September 29, 2020

Mr. Francis:

Waiver Request for Subdivision Approval of 05-014.000 (1268 New Boston Rd Norwich)

A waiver is requested under NSR Section 2.1 (C) to waive Preliminary Plan Review and hear this application under Final Plan Review. I believe this application and plan are complete including the required information for a **Final Hearing. A Subdivision Plat of the property dated September 2020** by **Pathways Consulting LLC** includes a development envelope details of existing development on the proposed lot, additional property lines and existing development on the remaining lot.

Thank you.

A handwritten signature in black ink that reads "Erik Randall". The signature is written in a cursive, flowing style.

Erik Randall

#4 Acc 20
Exh. A-4

TOWN OF NORWICH
PRIVATE ROAD ACCESS PERMIT APPLICATION

Applicant Name: Erik Randall

Mailing Address: 1268 New Boston Rd Day Phone: 802-356-9187

City: Norwich State: VT Zip: 05055 Eve. Phone: 649-2896

Landowner (If Different): Thomas F. Randall

Map#: 05 Lot#: 04.100 Town Road: New Boston Road

Location of Private Road: Distance 370 (Feet, Miles) from: 1268 Driveway
(Known Landmark).

\$75.00 Permit fee
15.00 records
90.00

The Private Road will access: A Single Residential lot.

Two or more Residential lots. How many? _____

Commercial or Industrial Logging Gravel extraction Agriculture

Width of Private Road: _____ Length: 300 (Feet, Miles)

PLEASE NOTE! Any Private Road serving two or more lots may require additional Town or State Permits. Please check with the Norwich Zoning Administrator (649-1204) and District Environmental Coordinator (886-2215) prior to the start of construction.

Signature of Applicant: Erik Randall Date: 9/16/2020

Signature of Landowner: (If different) Thomas Randall Date: _____

This permit is issued in accordance with Title 19, Section 1111, V.S.A. relative to all highways within the control and jurisdiction of the Town of Norwich. The issuance of this permit DOES NOT release the applicant from any requirements of the statutes, ordinances, rules and regulations administered by other governmental agencies. The permit will be effective upon compliance with such of these requirements as are applicable and continue in effect for as long as the present land use continues. any change of the present land use will require a new permit. This permit is issued subject to the directions, restrictions, and conditions contained herein and on the reverse of this form and any attachments hereto, and covers only the work described in this application, and then only when the work is performed as directed. Violations are subject to the penalties set forth in Title 19, Section 1111, V.S.A., for fines of not less than \$111.00, nor more than \$10,000.00, for each violation.

SEE BACK PAGE OF THIS APPLICATION FOR IMPORTANT INFORMATION!

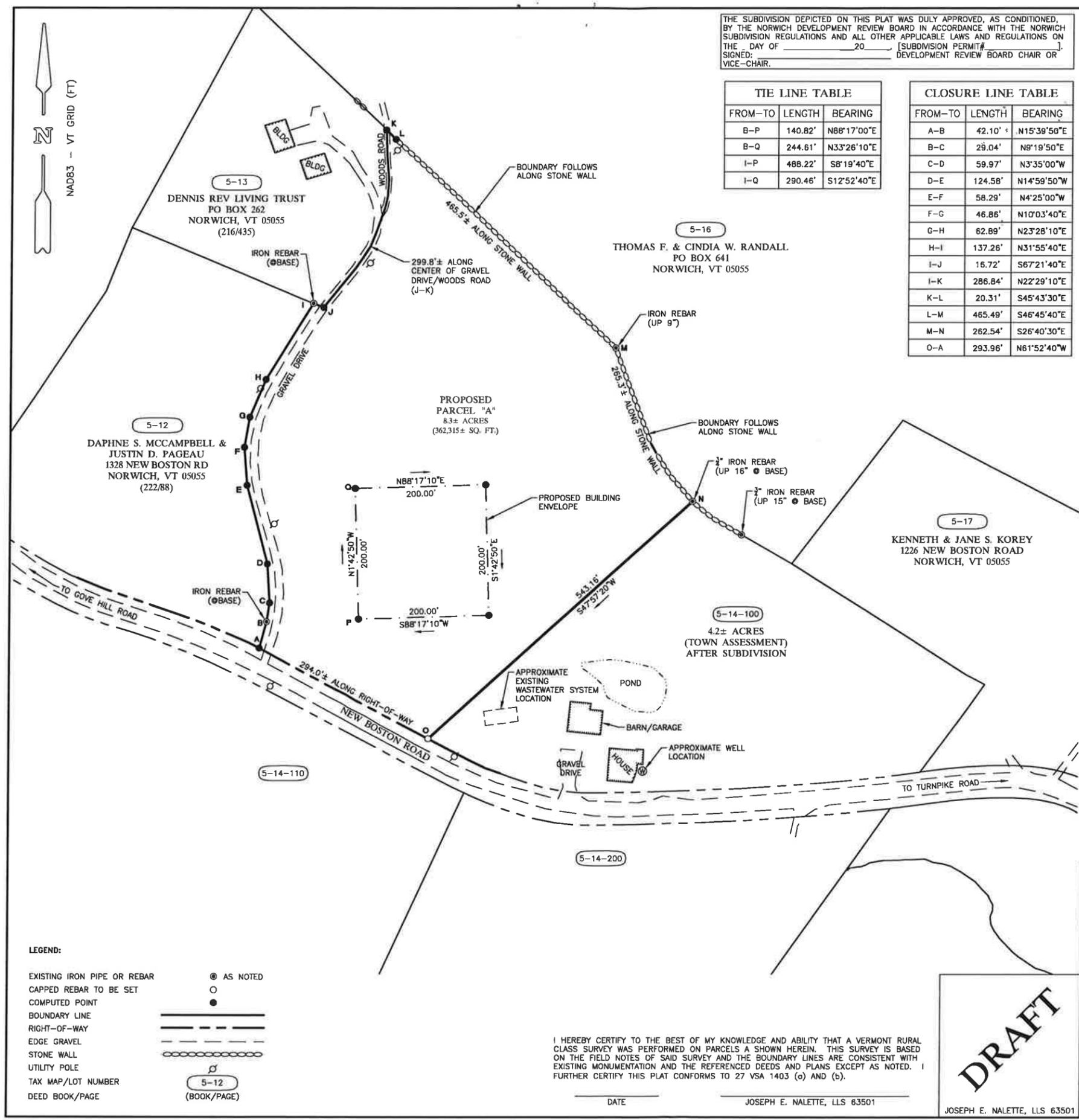
INSPECTIONS:

Preconstruction Inspection: Date _____ By _____

Directions, Conditions and Restrictions: _____

Final Inspection : Date _____ By _____

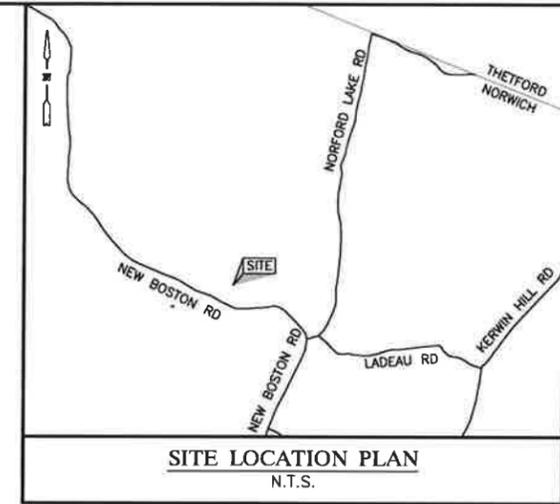
Exh. A-5



THE SUBDIVISION DEPICTED ON THIS PLAT WAS DULY APPROVED, AS CONDITIONED, BY THE NORWICH DEVELOPMENT REVIEW BOARD IN ACCORDANCE WITH THE NORWICH SUBDIVISION REGULATIONS AND ALL OTHER APPLICABLE LAWS AND REGULATIONS ON THE DAY OF _____ 20____ [SUBDIVISION PERMIT# _____] SIGNED: _____ DEVELOPMENT REVIEW BOARD CHAIR OR VICE-CHAIR.

TIE LINE TABLE		
FROM-TO	LENGTH	BEARING
B-P	140.82'	N88°17'00"E
B-Q	244.61'	N33°26'10"E
I-P	488.22'	S8°19'40"E
I-Q	290.46'	S12°52'40"E

CLOSURE LINE TABLE		
FROM-TO	LENGTH	BEARING
A-B	42.10'	N15°39'50"E
B-C	29.04'	N9°19'50"E
C-D	59.97'	N3°35'00"W
D-E	124.58'	N14°59'50"W
E-F	58.29'	N4°25'00"W
F-G	46.86'	N10°03'40"E
G-H	62.89'	N23°28'10"E
H-I	137.26'	N31°55'40"E
I-J	16.72'	S67°21'40"E
I-K	286.84'	N22°29'10"E
K-L	20.31'	S45°43'30"E
L-M	465.49'	S46°45'40"E
M-N	262.54'	S26°40'30"E
O-A	293.96'	N61°52'40"W



- PLANS OF REFERENCE:
- REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED???????? AT THE TOWN OF NORWICH LAND RECORDS:
 - A. PLAN SLIDE 389-B, ENTITLED "BOUNDARY LINE ADJUSTMENT PLAT FOR THOMAS AND ANN CHRISTIANO," PREPARED BY ROCKWOOD LAND SERVICES, LLC, PROJECT NO. 1125, DATED FEBRUARY 23, 2012.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS NOT RECORDED AT THE TOWN OF NORWICH LAND RECORDS:
 - A. PLAN ENTITLED "SUBDIVISION OF KEITH & BEVERLY WILLIAMS," PREPARED BY T&M SURVEYS, INC., PROJECT NO. 148283, DATED MAY 1983.
- GENERAL SURVEY NOTES:
- HORIZONTAL DATUM: VT STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
 - PATHWAYS CONSULTING, LLC COLLECTED DATA FOR THIS PLAN IN AUGUST-SEPTEMBER 2020.

- LEGEND:
- EXISTING IRON PIPE OR REBAR: ● AS NOTED
 - CAPPED REBAR TO BE SET: ○
 - COMPUTED POINT: ●
 - BOUNDARY LINE: ————
 - RIGHT-OF-WAY: - - - - -
 - EDGE GRAVEL: ————
 - STONE WALL: ————
 - UTILITY POLE: ⚡
 - TAX MAP/LOT NUMBER: (5-12)
 - DEED BOOK/PAGE: (BOOK/PAGE)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND ABILITY THAT A VERMONT RURAL CLASS SURVEY WAS PERFORMED ON PARCELS AS SHOWN HEREIN. THIS SURVEY IS BASED ON THE FIELD NOTES OF SAID SURVEY AND THE BOUNDARY LINES ARE CONSISTENT WITH EXISTING MONUMENTATION AND THE REFERENCED DEEDS AND PLANS EXCEPT AS NOTED. I FURTHER CERTIFY THIS PLAT CONFORMS TO 27 VSA 1403 (a) AND (b).

DATE _____ JOSEPH E. NALETTE, LLS 63501

DRAFT
JOSEPH E. NALETTE, LLS 63501

RECORD OWNER: THOMAS F. & CINDIA W. RANDALL
MAP 5, LOT 14
PO BOX 641
NORWICH, VT 05055

DEED REFERENCE: BOOK 210, PAGE 289

Date	Revision	By

SUBDIVISION PLAN FOR
ERIK RANDALL
1268 NEW BOSTON ROAD, NORWICH, VERMONT

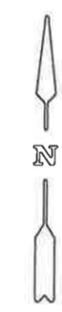
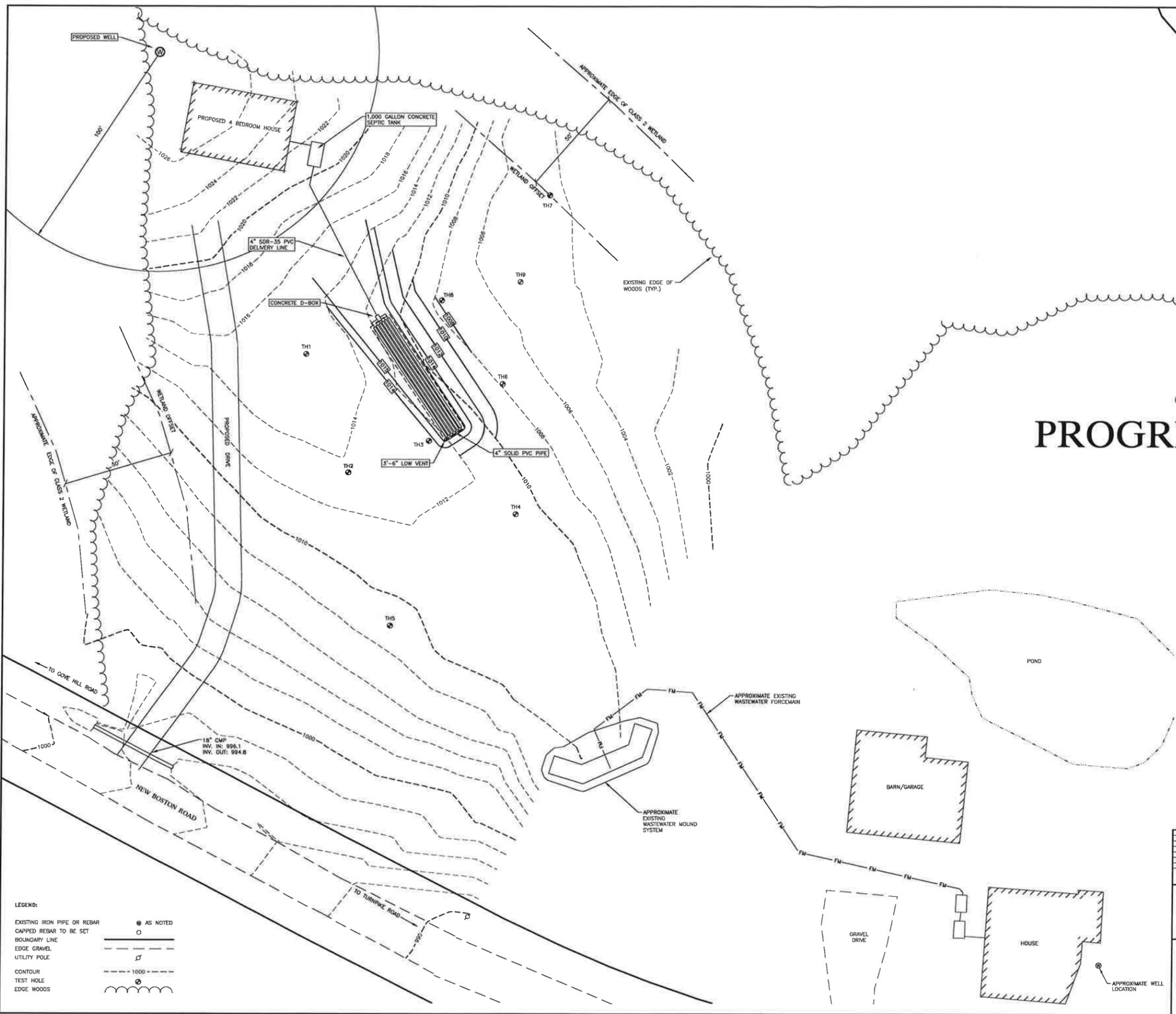
0 100 200 300 400 500
IN FEET

SEPTEMBER 28, 2020 SCALE: 1"= 100' PROJ. NO. 13068

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200 • FAX: (603) 448-1221

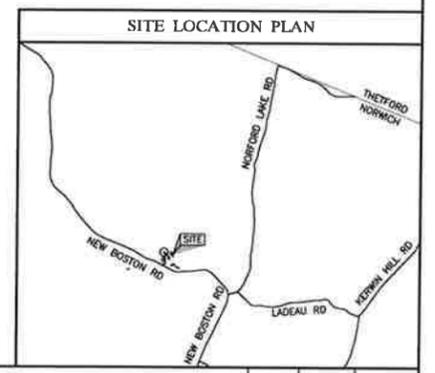
PATHWAYS CONSULTING, LLC
PLANNING • ENGINEERING • SURVEYING • CONSTRUCTION ASSISTANCE



PROGRESS PLAN

GENERAL SURVEY NOTES:

1. HORIZONTAL DATUM: VT STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) FROM GPS OBSERVATION.
3. UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
4. PATHWAYS CONSULTING, LLC COLLECTED DATA FOR THIS PLAN IN AUGUST 2020.



LEGEND:

EXISTING IRON PIPE OR REBAR	● AS NOTED
CAPPED REBAR TO BE SET	○
BOUNDARY LINE	—
EDGE GRAVEL	- - -
UTILITY POLE	⊕
CONTOUR	--- 1000 ---
TEST HOLE	⊙
EDGE WOODS	⌋

REV. NO.	DATE	DESCRIPTION	MADE BY	CHKD BY	APP'D BY
WASTEWATER DISPOSAL SYSTEM DESIGN FOR ERIK RANDALL 1268 NEW BOSTON ROAD - NORWICH, VERMONT					1
PATHWAYS CONSULTING, LLC 240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766 (603) 448-2200					SHEET: 1 OF 2 SCALE: AS SHOWN DES. BY: TFM DRAWN BY: PAB CHKD. BY: TFM DATE: 08/20/20 PROJ. NO. 13068

