

TOWN OF NORWICH  
DEVELOPMENT REVIEW BOARD  
AGENDA

Thursday, August 19, 2021  
7:00 PM

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Physical Meeting Location: Tracy Hall Multi-purpose Room

ZOOM Access Information:

Topic: Development Review Board

Time: May 20, 2021 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 – May 20, 2021
4. Public Comments, Announcements and Correspondence

5. Boundary Line Adjustments:

**#24BLA21:** The Boundary Line Adjustment proposes to transfer  $\pm 0.52$  acres from Tax Map Parcel #06-023.100 to Tax Map Parcel #06-023.000 at 539 Campbell Flats RD Dennis M Kaufman life estate and Roberta S Kaufman life estate, both lots are developed.

6. Public Hearings 7:15PM:

**#34DE21:** Development Envelope Review for tax map parcel 10-189-000,  $\pm 33.0$  Acres on Olcott RD in the rural residential district. Lot is undeveloped. Application to be reviewed under the Norwich Zoning Regulations.

**#35BSUB21** Louise Nunan Rural Residential District; request for Preliminary Plan Approval of a Subdivision; to divide Tax Map Parcel #04-042.000i into 2 lots of  $\pm 2.0$  acres and  $\pm 1,273.31$  acres at 652 Upper Turnpike RD. Application to be reviewed under the Norwich Subdivision Regulations.

7. Other Business

**Zoning 101:** Planning Director Francis will present an overview of land use regulations in preparation for DRB participation in Planning Commission redrafting of Norwich land use regulations.

8. Adjournment

Future Meeting: TBD

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

*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](mailto:manager-assistant@norwich.vt.us)*

TOWN OF NORWICH  
DEVELOPMENT REVIEW BOARD  
DRAFT MINUTES  
Thursday, May 20, 2021

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

Join Zoom Meeting  
<https://us02web.zoom.us/j/89900487709>

**Members Present:** Arline Rotman (Chair), Richard Stucker, John Carroll, Don McCabe, Matt Stuart  
**Alternates Present:** None  
**Staff:** Rod Francis (Clerk)  
**Public:** John Lawe, Jay Van Arman, Deborah Van Arman, Emily Myers, Ethan Myers, Kimberly Butler, Jason Yehle, Jennifer Rickards, Delinda Dupree, Gary Collins, Barry Scherr, Tammy Heesacker, Elissa Close, Linda Cook

- 1) **Call to Order:** Roll Call 7:04pm.
- 2) **Agenda:** Carroll moved and Stucker seconded a motion to approve the agenda.  
Motion carried 5 – 0.
- 3) **Minutes of March 18, 2021**  
Stucker moved and McCabe seconded a motion to approve the minutes of March 18,  
Carroll commented on the minutes of the hearing on the appeal of the Zoning Administrators decision that a Black Lives Matter sign at 236 Main ST was exempt from section 3.11 Signs of the Norwich Zoning Regulations. Carroll stated that the minutes said the Chair invited members of the public to take an oath so that they may provide testimony in the hearing whereas the only people who should have participated were those that had established interested party status, in accordance with state statute and the Norwich Zoning Regulations.  
Motion carried 4 – 0 – 1. For: Rotman, Stucker, McCabe, Stuart. Against: none Abstaining: Carroll.
- 4) **Public Comments and Announcements:** Chair Rotman announced that Sue Pitiger had been reappointed as a member and that Matt Stuart was also appointed as a full member of the board.  
Chair Rotman thanked John Lawe on behalf of the board for his many years of service, and wished him well.
- 5) **Administrative Issues and Updates:**
  - a) Election of Officers:
    - i) McCabe nominated Rotman as Chair. Motion carried 3 – 0 – 2. For Stucker, McCabe, Stuart  
Against: none, Abstaining: Carroll, Rotman
    - ii) Rotman nominated Stucker as Vice-Chair. Motion carried 3 – 0 – 2. For: Rotman McCabe, Stuart  
Against: none. Abstaining: Carroll, Stucker

6) **Boundary Line Adjustments:**

**#9BLA21:** The Boundary Line Adjustment proposes to transfer ±0.57 Acres from 398 Hawk Pine (Breed), Tax Map Parcel #20-180.000 to 56 Hazen ST Tax Map Parcel #20-173 (Yehle/Piffath), Both lots are developed.

Francis spoke to his memorandum.

Carrol moved and Stucker seconded a motion a motion that #9BLA21 meets the criteria in Section 2.1(D)(1) and authorizes the Zoning Administrator to approve the filing with the Town of a final plat Motion carried 5 – 0.

**#16BLA21:** The Boundary Line Adjustment proposes to transfer ±1.15 acres from 70 Pattrell RD Tax Map Parcel #11-067.400 (Stucker) to 44 Pattrell RD Tax Map Parcel #11-057 (Derksen). Both lots are developed.

Stucker recused himself as he was a party to the application

Francis spoke to his memorandum.

Carrol moved and McCabe seconded a motion that #16BLA21 meets the criteria in Section 2.1(D)(1) and authorizes the Zoning Administrator to approve the filing with the Town of a final plat. Motion carried 4 – 0. For: Rotman, McCabe, Stuart, Carroll.

7) **Public Hearings 7:26PM:**

**#11BCU21:** Campbell Flats LLC, request for Flood Hazard Conditional Use Approval to construct a dwelling and barn with associated development at 636 Campbell Flats RD. Tax Map Parcel #06-026.000.

Chair Rotman opened the hearing and administered the oath to those who indicated that they intended to provide testimony in the hearing.

Carroll recused himself due to a direct family member deriving a material benefit from the applicants purchase of the property.

Stucker moved and McCabe seconded a motion to admit into evidence the exhibits from the applicants and an exhibit from the Zoning Administrator. Motion carried 4 – 0. For: Rotman, McCabe, Stuart, Stucker.

Ruth Kantar (co-applicant) spoke to the family's decision to move to Norwich and the key features of the development.

Jonathan Kantar (co-applicant) provided a summary of the application materials describing how the proposed project met the flood hazard overlay conditional use criteria as found in Section 5.05 of the Norwich Zoning Regulations.

Board members posed questions based on Section 5.05 with regard to the extent of the floodway flood-fringe on the subject property, the base flood elevation of the first habitable floor and the overall impact of the proposed development on the floodway flood-fringe.

Kantar explained that while the majority of the house was shown in plan-view as situated in the floodway flood-fringe, the lowest habitable floor was 12 inches or more above base flood elevation (411 feet above mean sea-level), and therefore permitted under Section 5.05 (B) (3) b. The proposed design mounts the house on pilings to achieve this design requirement. Kantar said that John Broker-Campbell (ANR DEC Regional Floodplain Manager) had spoken with the applicants and their engineer (Jeff Goodrich, Pathways Consulting) and had described the impact on the floodway flood-fringe as 'negligible'. No drawings showing the pilings and their contribution to 'fill' in the floodway flood-fringe

were included in the exhibits. No delineation of 'compensatory storage' (excavating in the floodway flood-fringe to off-set the addition of new materials) was provided.

The applicants stated that they expected their engineer (Jeff Goodrich) to appear to provide testimony, but he was absent from the hearing.

Board members asked Francis if there was a written report from John Broker-Campbell (ANR DEC Regional Floodplain Manager) on the proposed development. Francis informed the hearing that the materials had been sent and a follow-up phone call had been placed. No comments were received in time for the hearing.

Stucker moved and McCabe seconded a motion to close the hearing. Motion carried 4 – 0 . For: Rotman McCabe, Stuart, Stucker.

**#10BSUB21** Ethan and Emily Myers for Jay and Deborah Van Arman; Rural Residential District; request for Preliminary Plan Approval of a Subdivision; to divide Tax Map Parcel #10-2011.000 into 2 lots of ±4 acres and ±86 acres at 128 Union Village RD.

Chair Rotman opened the hearing and administered the oath to those who indicated that they intended to provide testimony in the hearing.

Carroll moved and Stucker seconded a motion to admit into evidence the exhibits from the applicants and two exhibits from the Zoning Administrator. Motion carried 5 – 0.

The applicants explained their proposed development allowing for the applicants' family to reside on the farm, with the open lands remaining in active agriculture. Board members asked questions based on Table 2.2 of the Norwich Subdivision Regulations.

Carroll moved and Stucker seconded a motion to grant a waiver for Preliminary Plan Review and hear the application under Final Plan Review as provided for in Norwich Subdivision Regulations Section 2.1 (C) given that the necessary materials have been submitted. Motion carried 5 – 0.

Carroll moved and McCabe seconded a motion to close the hearing. Motion carried 5 – 0.

**#13BCU21** Montshire Museum of Science; Rural Residential District; request for Conditional Use and Site Plan Approval for a Summer Camp and Day Care Facility at 35 Montshire RD. Tax Map Parcel #16-090.000.

Chair Rotman opened the hearing and administered the oath to those who indicated that they intended to provide testimony in the hearing.

Stucker informed the hearing that he had worked for the Montshire Museum almost twenty years ago, but that he no longer had an association with the organization and felt he could contribute to the proceedings without bias. Fellow board members thanked him for sharing his personal reflections.

Carroll moved and McCabe seconded a motion to admit into evidence the exhibits from the applicants and two exhibits from the Zoning Administrator. Motion carried 5 – 0.

Kimberly Butler for the applicants reviewed the packet, explaining that the institution at its core had an educational mission and had been hosting summer camps for many years. But, that in the process of having discussions with Norwich Daycare about hosting their program on the campus it came to light that the Museum had never applied for a conditional use and site plan review for the summer camps. This application was intended to address this oversight,

Board member asked questions based on Table 5.1 Site Plan and Conditional Use Review Application Requirements of the Norwich Zoning Regulations.

Carroll moved and McCabe seconded a motion to close the hearing. Motion carried 5 – 0.

- 8) **Other Business:** Carroll announced that he would be retiring from the board at the end of June, 2021, and that he did not vote for office holders because he felt that he would not be present, and therefore it was inappropriate. The board wished him well.

**Meeting Adjourned:** 8:35PM

Respectfully submitted,

Rod Francis

**Future Meetings:**

TBD

**DRB Minutes available at:**

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

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TO: Development Review Board  
 FROM: Rod Francis, Planning Director  
 RE: #24BLA21 Kaufman/Kaufman  
 DATE: 8-4-21

**Lots:** 06-023.100 Dennis and Roberta Kaufman, Life Estate, (developed; +/- 3.04 acres, 539 Campbell Flats RD)  
 06-023.000, Dennis and Roberta Kaufman, Life Estate, (developed, +/-11.11 acres, Campbell Flats RD)

The Boundary Line Adjustment proposes to:

1. Transfer — .57 +/- acres from 06-023.100 to 06-023.000. Both properties are developed.

	06-023.100	06-023.000	Total Acres
Existing	+/-3.04	+11.11- acres	+/- 14.15 acres
Transfer	-.+0.43-acres	+0.43+/-acres	
Proposed	+/-2.61-acres	+/-11.54 acres	+/- 14.15 acres

**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	✓



LINE	BEARING	DISTANCE
L25	S62°43'00"E	52.48'
L1	S28°48'30"E	38.69'
L2	S68°12'00"W	121.64'
L3	N11°32'00"W	289.26'
L4	N11°33'00"W	22.63'
L26	S33°17'00"W	22.31'
L27	S25°40'00"W	113.33'
L28	S29°39'00"W	56.77'
L29	S13°31'00"W	33.26'
L30	S02°00'30"E	80.67'
L31	S17°09'00"W	42.00'
L32	S29°33'30"W	38.16'
L33	S75°01'00"W	32.39'
L34	N84°06'30"W	33.29'
L35	S80°47'30"W	18.57'
L36	S28°55'30"W	43.02'
L37	S53°49'00"W	41.13'
L38	S21°55'00"W	232.31'
L39	S08°55'00"W	25.58'
L40	S29°30'30"W	103.61'
L41	S18°08'00"W	117.82'
L42	S11°35'30"W	59.18'
L43	S03°48'30"E	67.34'
L44	N89°18'00"E	65.03'
L45	N89°18'00"E	340.94'
L46	S01°01'30"W	10.94'
L47	S73°50'30"E	246.88'
L48	N03°56'30"E	145.72'
L49	N04°30'00"W	133.32'
L50	N21°02'00"W	60.93'
L51	N09°42'30"W	33.76'
L52	N01°34'30"E	65.23'
L53	N05°16'30"E	174.74'
L54	N07°00'00"E	49.45'
L24	N14°18'30"E	216.60'

L70	S14°27'00"W	76.17'
L71	N72°57'00"W	47.52'
L72	N25°40'00"E	69.39'
L73	S85°29'00"E	34.49'

LINE	BEARING	DISTANCE
L80	S78°27'00"W	94.65'
L81	S11°33'00"E	90.45'
L82	N78°27'00"E	46.20'
L83	N69°58'30"E	48.98'
L84	N11°33'00"W	83.23'

LEGEND:

as described  
 as described  
 as described

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OCKWOOD  
7 NH 618

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No. 1 FOUND a 7/8" Rebar with 5" of reveal straight and firm in good condition, 30" from the edge or the River  
No. 2 FOUND a 1-3/4" inch Iron Pipe with 14" of reveal, straight, firm, and in good condition, at the top of the River Bank  
No. 3 FOUND a 1-3/4" inch yellow Iron Pipe with 12" of reveal, straight, firm, and in good condition, at the base of a 15" Hemlock at the top of a ledge face and in the barbed wire fence line  
No. 4 FOUND a 1-3/4" inch yellow Iron Pipe with 14" of reveal, straight, firm, and in good condition, at the base of a ledge face  
No. 5 FOUND a 1-3/4" inch yellow Iron Pipe with 18" of reveal, straight, firm, and in good condition, at the intersection of barbed wire fence lines  
No. 6 FOUND a 2-1/4" inch yellow 36" long Iron Pipe long laying horizontal and buried 12" on the River Bank, reset at the base location of the found Pipe straight, firm, and in good condition with 12" of reveal and 5' from the edge of River at the foliage line and bottom of River Bank  
No. 7 FOUND a 3/8" inch bolt with a ring drilled into a ledge with 1" of reveal firm, straight and in good condition in the center of the River  
No. 8 FOUND a 5/8x36" Blue Rebar with an orange plastic cap firm and straight with 8" of reveal  
No. 9 FOUND a 5/8x36" Blue Rebar with an orange plastic cap firm and straight with 6" of reveal  
No. 10 FOUND a 5/8x36" Blue Rebar with an orange plastic cap firm and straight with 6" of reveal  
No. 12 FOUND a 5/8x36" Blue Rebar with an orange plastic cap firm and straight with 7" of reveal  
No. 13 SET a 5/8x42" Blue Rebar with an orange plastic cap firm and straight and Flush  
No. 14 SET a 5/8x42" Blue Rebar with an orange plastic cap firm and straight with 10" of reveal  
No. 15 SET a 5/8x42" Blue Rebar with an orange plastic cap firm and straight with 10" of reveal  
No. 16 SET a 5/8x42" Blue Rebar with an orange plastic cap firm and straight with 10" of reveal

LINE	BEARING	DISTANCE
L2	S62°43'00" W	52.48
L1	S28°48'00" W	38.69
L2	S68°12'00" W	121.64
L3	N11°32'00" W	289.26
L4	N11°33'00" W	22.63
L5	N33°17'00" E	83.82
L6	N25°37'00" E	120.88
L7	N05°05'00" E	26.72
L8	N18°39'00" E	149.82
L9	N06°22'00" E	165.45
L10	N00°30'00" W	108.35
L11	S34°56'00" E	39.09
L12	S03°28'00" W	68.62
L13	S05°30'00" E	64.61
L14	S00°13'00" E	44.41
L15	S10°12'30" W	110.90
L16	S07°03'30" E	58.09
L17	S00°22'00" W	89.52
L18	N11°27'00" E	65.15
L19	S19°18'30" E	107.92
L20	S17°18'00" E	55.79
L21	S12°00'30" E	40.06
L22	S06°49'00" E	39.48
L23	S00°47'00" E	59.95
L24	S14°18'30" W	216.60

A map of the Locus area. The map shows several roads: Kerwin Hill Road, Pattrell Road, Middle Road, Union Village Road, Waterman Hill Road, Vermont Route 132, Campbell Flats Road, Hoback Road, Interstate 91, and US Route 5. A river, the Unadoggonnec River, flows through the area. A site is marked with a cross symbol and labeled 'SITE' in a box. The site is located near the intersection of Route 132 and the Unadoggonnec River. The map also shows the boundary between Thetford and Norwich.

**Parcel 5:95**  
Norah Lake & Christopher Polashenski  
Book 207, Page 274  
Plan Slide 388A

**Parcel 5:63**  
Toni & Gregory Prince  
24 Academy Road

**Parcel 5:62**  
Blake Dunkel & Ashley Woo  
70 Academy Road

**Parcel 6:23**  
after boundary adjustment  
9.34 Land Acres  
2.20± River Acres  
11.54± Total Acres

**Parcel 6:23.1**  
after boundary adjustment  
2.01 Land Acres  
0.60± River Acres  
2.61± Total Acres

**Parcel 6:27**  
Sargent Family Realty Trust  
Book 116, page 210

**Parcel 6:23 and 6:23.1 OWNERS OF RECORD**  
Stephanie Kaufman Doben  
and  
George Brandon Kaufman  
c/o Dennis Kaufman  
PO Box 28  
Norwich, VT 05055

**Survey Notes and Report**

- The purpose of this Boundary Line Adjustment Plat is to replace the previous Adjustment, Town Permit No. 34BLA16, as recorded on Plat 569-A with this exchanged based on Plat 569-A. The realignment involves the same boundary of Parcels 6-23 and 6-23.1. The realignment consists of two separate parcels along with a boundary line decision. State Permit WW-3-2725 was issued based on this layout and will require submission of this amended lot layout.
- The right-of-way limits along Campbell Flats Road are computed 3 Rods (100 feet) from the centerline of the road. The right-of-way limits are shown on the map. The right-of-way limits are shown on the map. The right-of-way limits are shown on the map.
- The lands shown are located in the Norwich Rural Residential Zoning District. The lands shown are located in the Norwich Rural Residential Zoning District. The lands shown are located in the Norwich Rural Residential Zoning District.
- Corner Monuments noted as SET are not yet placed. All monument sizes are as shown on the map.
- SURVEYOR'S REPORT:** The boundary lines which are common with Parcel 6:23 and Parcel 6:23.1 are as shown on the map. The boundary lines which are common with Parcel 6:23 and Parcel 6:23.1 are as shown on the map. The boundary lines which are common with Parcel 6:23 and Parcel 6:23.1 are as shown on the map.

1. The purpose of this Boundary Line Adjustment Plat is to replace the previous Boundary Line Adjustment, Town Permit No. 34BLA16, as recorded on Plat 569-A with this Plat. No deeds where exchanged based on Plat 569-A. The realignment involves the same boundary lines between Norwich Parcels 6-23 and 6-23.1 Norwich Parcel 6-23, currently consists of two separate deeds descriptions along with a boundary line decision. State Permit WW-3-2725 was issued based on the previous layout and will require submission of this amended lot layout.
2. The right-of-way limits along Campbell Flats Road are computed 3 Rods or 49.5 feet wide in Book 33 commencing at page 295 of the Petition for Laying Out of the Campbell Meadow Road dated October 19, 1954.
3. The lands shown are located in the Norwich Rural Residential Zoning District. The setback limits shown are 20 feet along the highway and 10 feet along the side line and 75 feet from the River.
4. Corner Monuments noted as SET are not yet placed. All monument sizes are outside dimensions.
5. SURVEYOR'S REPORT: The boundary lines which are common with Parcel 6:22 are consistent with deeds. The Corner Monument labeled as No. 6 was found buried in the River Bank and replaced where the base of the Iron Pipe laid. The deed for Parcel 6:22 was described by a Survey not found on record. The Common Boundary for subject parcels 6:23 and 6:23.1 was in dispute and resolved by Windsor Superior County Case S217-78-Wrc and the deed recorded in Book 64 at Pages 112-113. This deed released all lands North of the line due west from a Butternut Tree. The approximate location of this southern boundary line is shown. The northern boundary line being the extension of the centerline of the old Town Highway. The intent of the Survey is to include any title the owners have in the Ompompanoosuc River to the centerline of the River's main channel. Reference is made to the Supreme Court of Vermont case S.R. Miller v. Hiram Mann 55VT 475 (VT 1882). This assumes the Ompompanoosuc River is not a Navigable River. The lands are subject to the 1962 Right-of-Way which was retained by John Clogston as recorded in Book 33, Page 133 over the Old Road on the subject parcel and continuing undefined as it crossed the field to lands now of Cleland.

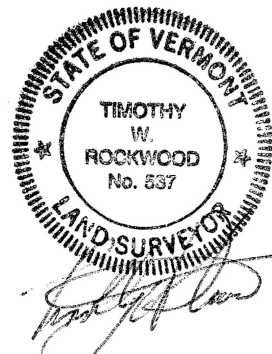
PARCELS 6:23 and 6:23.1  
OWNERS OF RECORD  
Stephanie Kaufman Doben  
and  
George Brandon Kaufman  
c/o Dennis Kaufman  
PO Box 28  
Norwich, VT 05055

Deed Reference: Book 204, Pages 862-864  
Parcel 6:23 Book 42, Pages 255-256  
Parcel 6:23.1 Book 64, Pages 112-113  
Plan Reference: Map slide 62A

The boundary line adjustment depicted on this plat was duly approved by the Norwich Development Review Board in accordance with the Norwich Subdivision Regulations and all other applicable laws and regulations on the \_\_\_\_ day of \_\_\_\_\_, 2021.

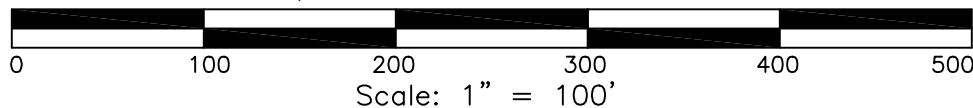
(Boundary Line Adjustment Permit No. \_\_\_\_\_)  
Signed \_\_\_\_\_, Chairman.

I hereby certify to the best of my belief and knowledge a Vermont Rural Class Survey was completed on the Norwich Parcels 6:23 and 6:23.1 in accordance with the requirements of 27 VSA 1403(b)-(8) and, except as noted, is consistent with the deeds, plans, and notes on this plat that are the basis for this surveyor's opinion of the boundary line locations.



Timothy W. Rockwood  
Vermont Land Surveyor 537

Boundary Line Adjustment Plat for  
Stephanie Kaufman Doben and  
George Brandon Kaufman  
and  
Dennis M. Kaufman and  
R. Sue Kaufman, Life Tenancy  
535 Campbell Flats Road, Norwich, Vermont



Project No. 1202-01 Date: June 3, 2021  
**ROCKWOOD LAND SERVICES, LLC**  
 PO BOX 347 (802)436-1039  
 HARTLAND, VT 05048 rocks@vermontel.net

24BLA21

TOWN OF NORWICH, VERMONT  
APPLICATION FOR ZONING PERMIT

Owner(s): Kaufman Dennis M life estate, Kaufman Roberta S life Estate

Mail Address: PO Box 28 Town Norwich ST VT Zip 05055

Day Phone: 802-649-1874 Eve Phone: 802-649-1874 Email: dmmkaufman@gmail.com

Applicant (If Different):

Mail Address: Town ST Zip

Day Phone: Eve Phone: Email:

Description of Proposed Development: Boundary line adjustment to move approximately 0.52 acres from 06-023.100 to 06-023.000. The reason for this is to permit the tenants at 539 Campbell Flat Road to purchase the house and lands that they have been renting for 15 years. Zoning District: RR VR I VR II VB C/I AQ

Street Address: 539 Campbell Flat Road Tax Map Lot # 06 - 023.100 Lot Size: 2.61 A

Building Setbacks- Road Right-of-way: 85+/- Right Boundary: 40+/- Left 10+/- Rear 900+/-

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

Structure B: Width Length Height Area: Footprint of Structure A 864 existing

Additional Footprint of Structure B (if any) 192 existing Total # of Parking Spaces

Estimated Date of Completion: immediate Estimated Value \$ No new construction # of Bedrooms 3

\*\*\*\*\*

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)

*[Signature]*

Date 5 June 2021

\*\*\*\*\*

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 \$ 100.00  
Sq. Ft. x \$  
# of Lots \$  
Recording \$ 15.00  
Other \$  
Total \$ 115.00  
Date Paid  
To Finance

- ☐ Variance
- ☐ PRD
- ☐ Driveway Access
- ☐ Wastewater

Action Dates

Received 6-7-21  
Complete  
Granted  
Refused  
Posted at Site  
Appeal By  
Effective  
Expires

Signature of Zoning Administrator

*[Signature]*

Date 08/10/2021



**TOWN OF NORWICH, VERMONT  
DEVELOPMENT REVIEW BOARD**

**DOCUMENTS AND INTERESTED PARTIES**

**Application Number:** #34DE21

**Lot:** 10-189.000  
00 Olcott Road

**Site Visit:**

**Public Hearing Date:** August 19, 2021

**Applicants/ Landowners:** Andrew and Shyla Stewart  
PO Box 550  
Norwich, VT 05055

**Interested Parties:**

**NATURE OF APPLICATION** - #34DE21 - Development Envelope Review for tax map parcel 10-189-000, ±33 Acres on Olcott RD, rural residential district. Lot is undeveloped. Application to be reviewed under the Norwich Zoning Regulations.

The record in this case includes the following documents:

Submitted by Applicant

A-1 Application #34DE21, (7-29-21)  
A-2 Narrative with Application documents, (7-29-21)

Submitted by Zoning Administrator

ZA-1 Documents and Interested Parties list, (8-5-21)

34DE21  
Exhibit A-1

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

**Owner(s):** Andrew & Shyla Stewart

**Mail Address:** PO Box 550 **Town** Norwich **ST** VT **Zip** 05055

**Day Phone:** 802 245 4107 **Eve Phone:** 802 245 4107 **Email:** astewart@icloud.com

**Applicant (If Different):** \_\_\_\_\_

**Mail Address:** \_\_\_\_\_ **Town** \_\_\_\_\_ **ST** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Day Phone:** \_\_\_\_\_ **Eve Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Description of Proposed Development:** Development Envelope Review in Rural Residential District

**Zoning District:** RR VR I VR II VB C/I AQ

**Street Address:** 00 Olcott RD **Tax Map Lot #** 10 - 189 **Lot Size:** 33 acres

**Building Setbacks-** Road Right-of-way: 195' Right Boundary: 320' Left 475' Rear 1650'

**Size of Building(s)/Additions:** Structure A: Width 32' Length 50' Height 16'

Structure B: Width \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_ Area: Footprint of Structure A 1600 ft<sup>2</sup>

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

Estimated Date of Completion: 10/22 Estimated Value \$ 250,000 # of Bedrooms 1

\*\*\*\*\*

**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)** [Signature] **Date** 7/29/2021

\*\*\*\*\*

**Zoning Office Checklist:**

X Flood Hazard Area

X Wetlands

Y Septic Location

\_\_\_ Water Supply

\_\_\_ Parking

\_\_\_ Shoreline

\_\_\_ Aquifer Protection

\_\_\_ Permit Conditions

\_\_\_ Agricultural Exemption

**Comments:** Dev Env Rev with 4

features present per Sect 5.07

**Additional Permits Required:**

\_\_\_ Subdivision

\_\_\_ Conditional Use

\_\_\_ Site Plan Review

\_\_\_ Variance

\_\_\_ PRD

\_\_\_ Driveway Access

\_\_\_ Wastewater

**Fees:**

Base Fee \$ 200.00

Sq. Ft. x \_\_\_\_\_ \$ \_\_\_\_\_

# of Lots \$ \_\_\_\_\_

Recording \$ \_\_\_\_\_

Other \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Date Paid 8-3-21

To Finance

**Action**

Received

Complete

Granted

Refused

Posted at Site

Appeal By

Effective

Expires

**Dates**

08/03/21

**Signature of Zoning Administrator** \_\_\_\_\_

8/11

[Signature]

**Date** 08/03/2021

**Application/Permit #** 34DE21

Public Hearing 8-19-21

## SUBMISSION IN SUPPORT OF APPLICATION FOR DEVELOPMENT OF UNDEVELOPED PARCEL

We, Andrew and Shyla Stewart, propose to build a house with attached garage and a guest house on our 33 acres located on Olcott Road (Pierce Lane) in Norwich. The access to the land is located approximately 100 yards from Union Village Rd.

As shown on the accompanying survey (marked Exhibit 1A and 1B), the proposed building envelope is a trapezoid with dimensions as follows: North boundary 230 ft, East boundary 360 ft, South boundary 50 ft, West boundary 360 ft. The proposed building envelope occupies approximately 1.2 acres in area. The area of the building envelope covers 3.6% of the 33 acre parcel. The 33 acre parcel extends 1,845 ft from East to West, and in the area of the building envelope, 794 ft from North to South. The nearest point on the building envelope is at a distance of 150 feet from the access to the property at Olcott Rd. The setbacks from the building envelope to all property lines exceed 50 ft.

The copies of the relevant Vermont Natural Resources map (marked Exhibits 2A and 2B), accompanying this submission show the location of the proposed building envelope. As indicated on these maps, the building envelope covers land that has a slope between 0 and 15 degrees. Also as shown on the maps, the nearest distance between the building envelope and a wetland is approximately 460 ft, and there is no impact on flood plains. (The Western boundary of the parcel is delineated as flood fringe but is more than 1,500 ft from the proposed building envelope.)

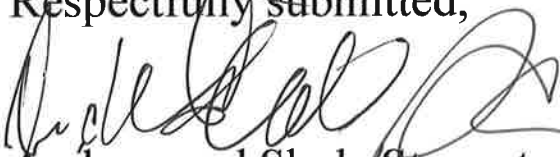
A second Vermont Natural Resources map (Exhibit 3) shows that the building envelope covers an area designated as a Habitat Block 5, midway between the lowest and highest priority Habitat Blocks.

A third Vermont Natural Resources map (Exhibit 4) shows that the building envelope is a wooded area not considered "Prime" or "Statewide" agricultural land.

The Norwich 202 Town Plan (Exhibit 5) showing the location of the 33 acres in a forest block denominated as "Medium Priority."

A completed Application For Zoning Permit form accompanies this submission. A check to the order of the Town of Norwich in the amount of \$200 is included with the paper form of this application and Exhibits.

Respectfully submitted,



Andrew and Shyla Stewart August 2, 2021

PO Box 550, Norwich, VT 05055

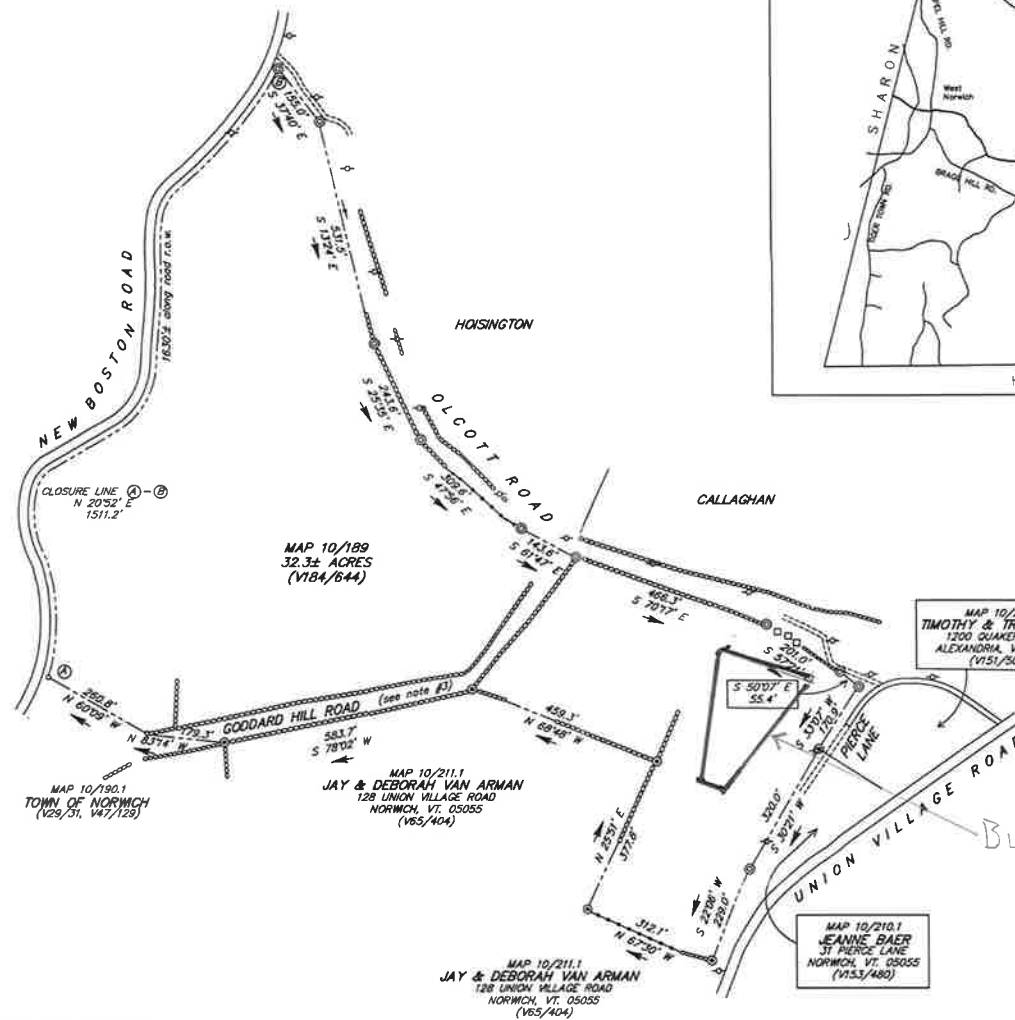
Email: [astewartvermont@icloud.com](mailto:astewartvermont@icloud.com)

Tel: 802-245-4107

EXHIBIT 1A



TRUE NORTH BY  
SOLAR OBSERVATION



**REFERENCE PLAN:**

1. PLAN ENTITLED "PROPERTY OF JAY & DEBORAH VAN ARMAN, UNION VILLAGE ROAD, NORWICH, VT.", DATED FEBRUARY 1988, LAST REVISED MARCH 21, 1991 BY T & M ASSOCIATES, INC.

**NOTE:**

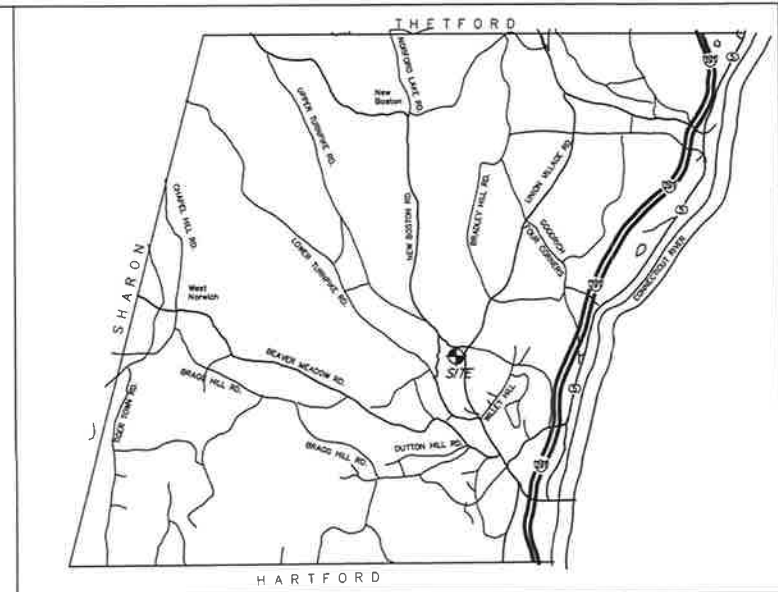
1. FIELD SURVEY BY CLOSED TRAVERSE WITH THEODOLITE AND EDM.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO TRUE NORTH.
3. NO DETERMINATION OF THE STATUS OF THE OLD ROAD (GOODARD HILL ROAD) THAT PASSES THROUGH THE PROPERTY HAS BEEN MADE AT THIS TIME AND THEREFORE THE PROPERTY IS SUBJECT TO ANY RIGHTS THE TOWN OF NORWICH OR OTHERS MAY HAVE REGARDING THIS OLD ROAD.

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF  
THE TRACT SHOWN HEREON AND THAT THIS PLAT IS MADE  
IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY

*Deborah Callaghan*



00 433



LOCUS MAP

**MAP SYMBOLS**

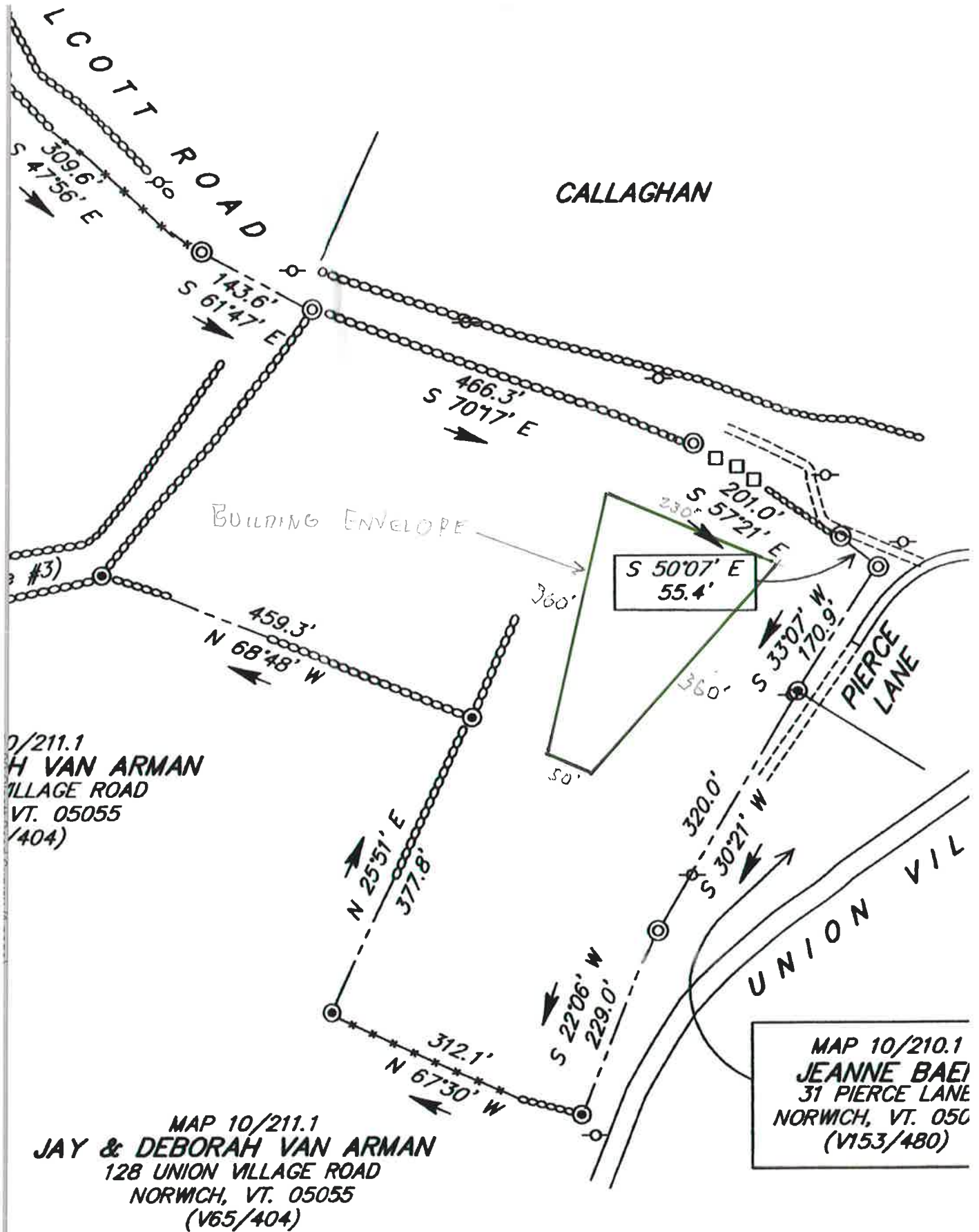
- SET IRON ROD
- ⊙ EXISTING IRON ROD
- EXISTING IRON PIPE
- △ BOUNDARY POINT
- EXISTING STONE POST
- UTILITY POLE
- FENCE LINE
- STONE WALL

**BOUNDARY SURVEY**






















**DEBORAH CALLAGHAN**

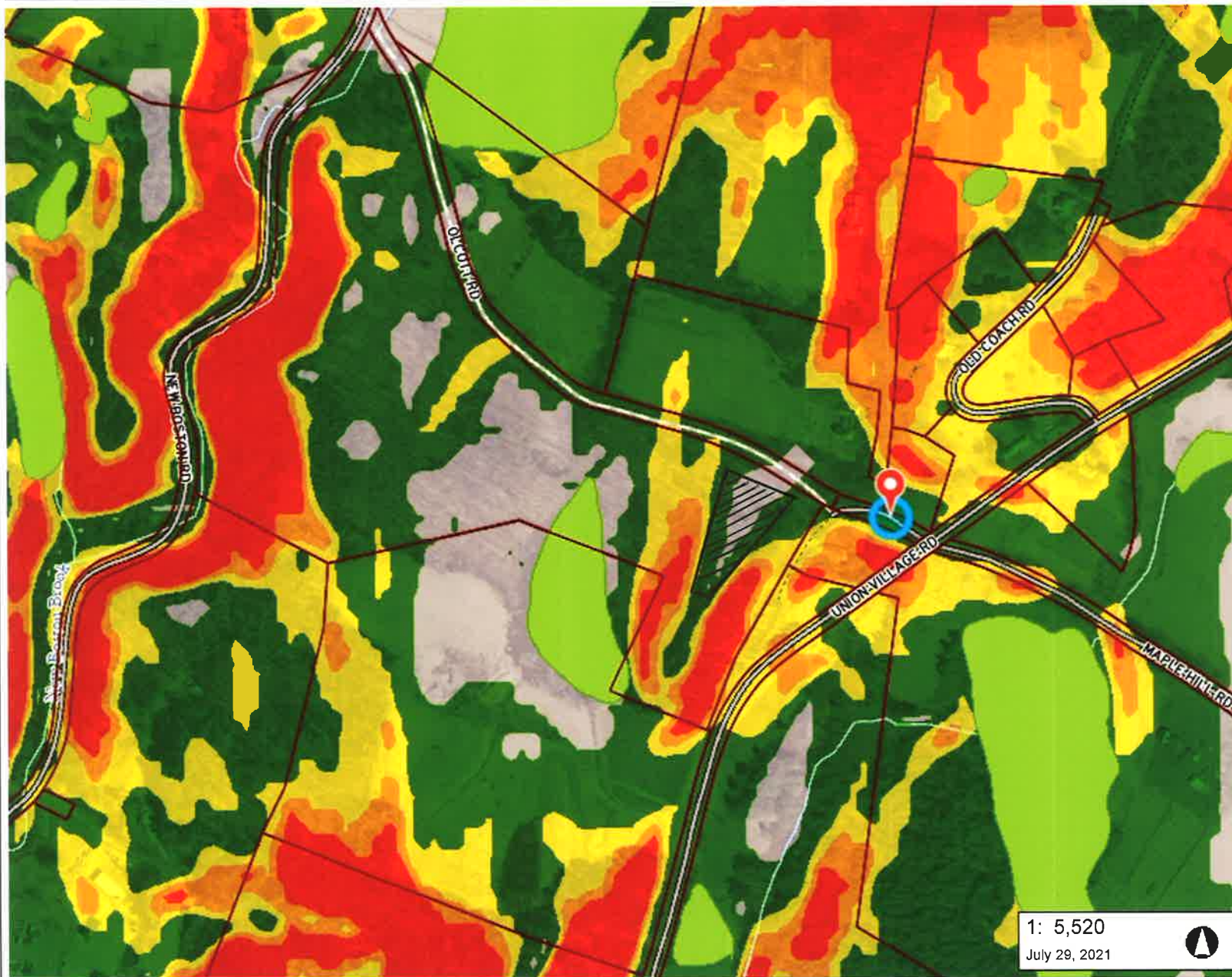
**OLCOTT & NEW BOSTON ROADS NORWICH, VT.**  
**SCALE 1"=200'**  
**JUNE 30, 2008**  
**K.A. LECLAIR ASSOC., INC. LAND SURVEYORS**  
**HANOVER, N.H. PROJECT NO. 2608**





**LEGEND**

-  Wetlands Advisory Layer
-  Parcels (standardized)
- Roads**
  -  Interstate
  -  US Highway; 1
  -  State Highway
  -  Town Highway (Class 1)
  -  Town Highway (Class 2,3)
  -  Town Highway (Class 4)
  -  State Forest Trail
  -  National Forest Trail
  -  Legal Trail
  -  Private Road/Driveway
  -  Proposed Roads
- Stream/River**
  -  Stream
  -  Intermittent Stream
-  Town Boundary
- Slope**
  -  <5%
  -  5-15%
  -  15-20%
  -  20-25%
  -  >25%



1: 5,520

July 29, 2021



280.0 0 140.00 280.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

© Vermont Agency of Natural Resources

1" = 460 Ft. 1cm = 55 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

**NOTES**

Map created using ANR's Natural Resources Atlas



EX/141317 2B

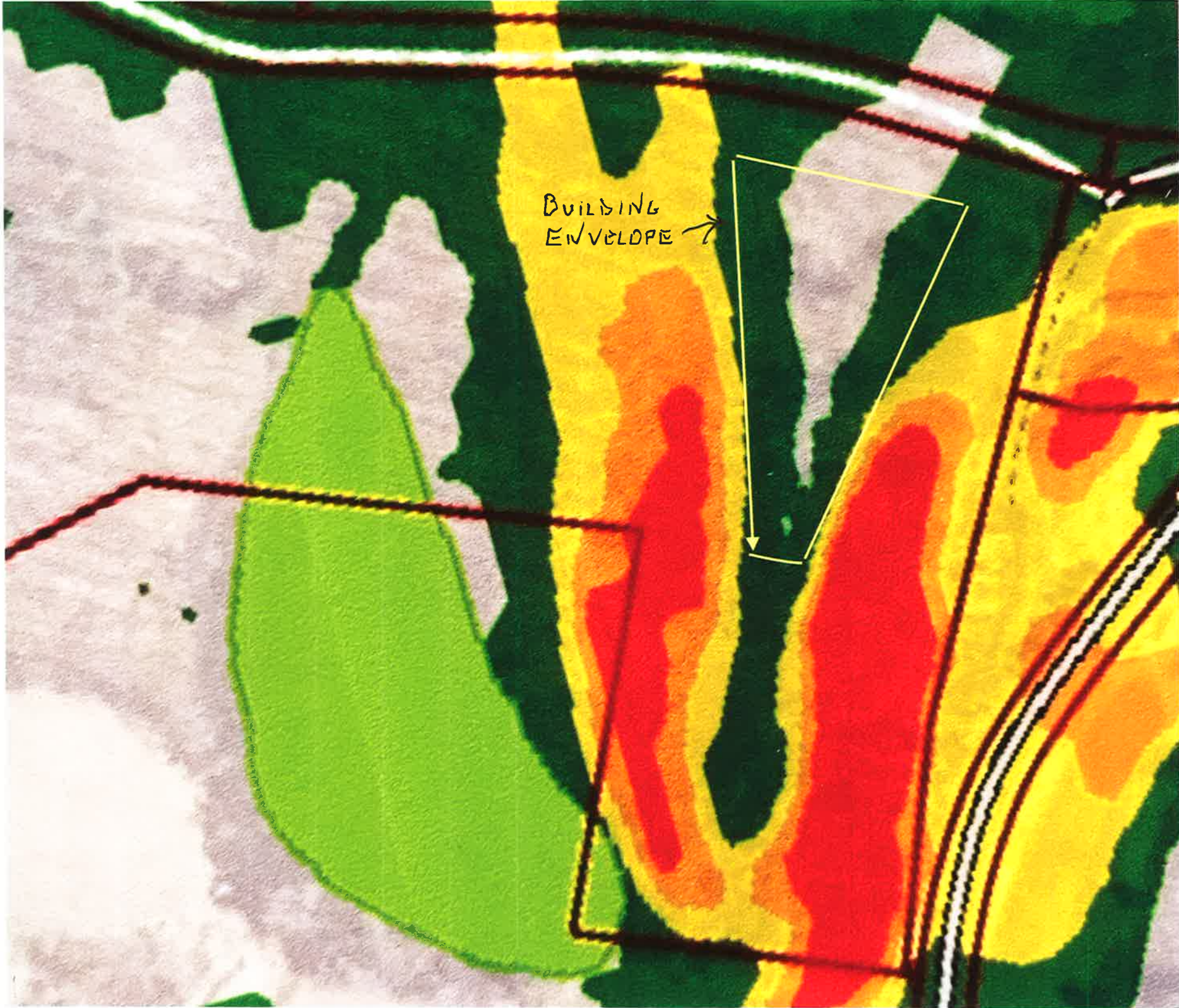




EXHIBIT 3



# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



## LEGEND

### Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

### Parcels (standardized)

#### Roads

- Interstate
- US Highway: 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

#### Stream/River

- Stream

Informational Features

1: 5,520

July 29, 2021



280.0 0 140.00 280.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources

1" = 460 Ft. 1cm = 55 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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## NOTES

Map created using ANR's Natural Resources Atlas



Exit 1317 4



# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



## LEGEND

### Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

### Parcels (standardized)

#### Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

### Stream/River

- Stream
- Intermittent Stream

## NOTES

Map created using ANR's Natural Resources Atlas



1: 5,554

July 29, 2021



282.0 0 141.00 282.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

© Vermont Agency of Natural Resources

1" = 463 Ft. 1cm = 56 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

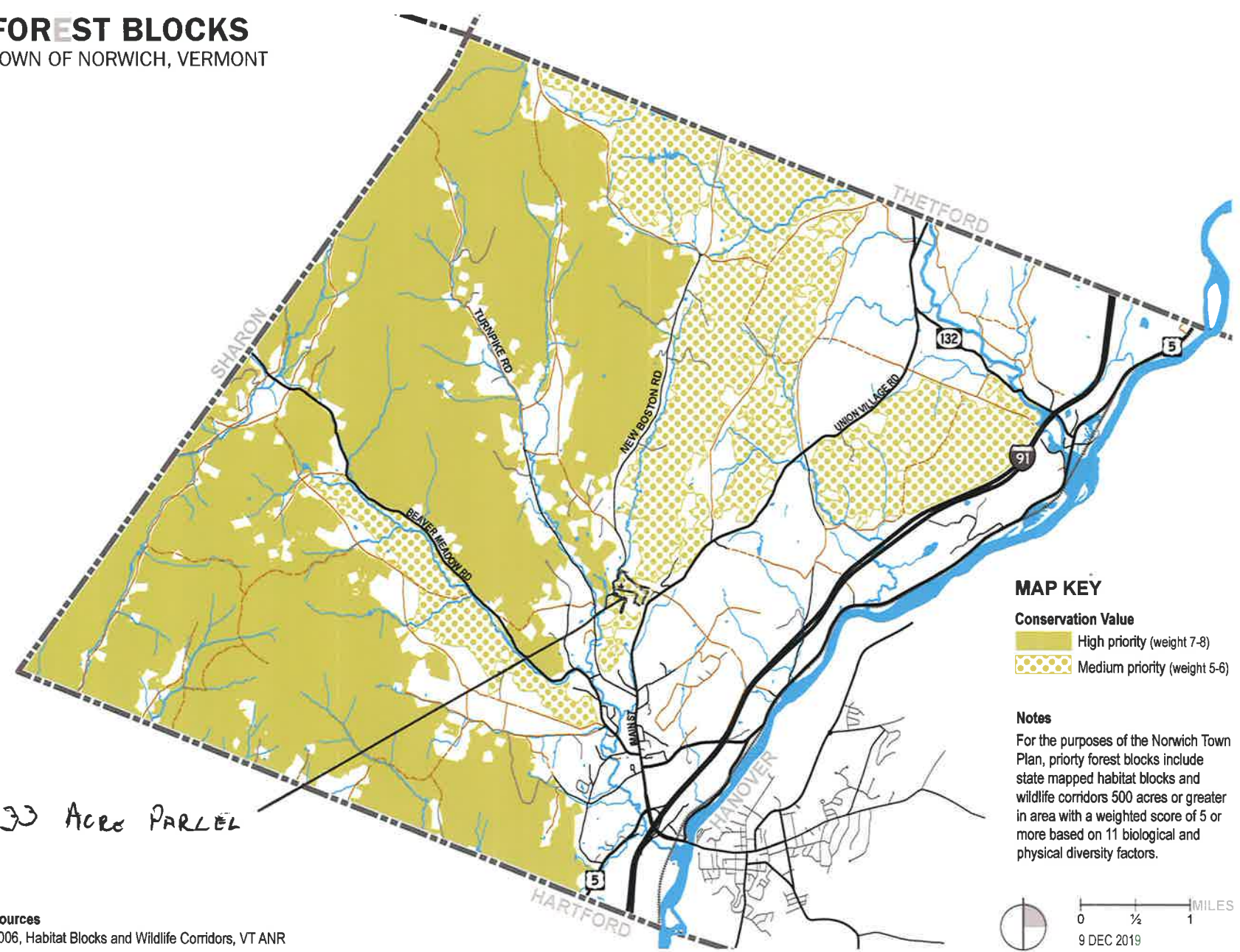
DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



Exhibit 5

# FOREST BLOCKS

TOWN OF NORWICH, VERMONT



33 Acre Parcel

**TOWN OF NORWICH  
DEVELOPMENT REVIEW BOARD**

**DOCUMENTS AND INTERESTED PARTIES**

**Application Number:** #35BSUB21

**Lot:** #04-042.000i  
652 Upper Turnpike RD

**Site Visit:**

**Public Hearing Date:** August 19, 2021

**Applicant/Landowner:** Louise Nunan Taylor  
829 Upper Turnpike RD  
Norwich, VT 05055

**Interested Parties:**

NATURE OF APPLICATION – #35BSUB21 - Preliminary Plan Review of a Subdivision Application by Louise Nunan Taylor, Applicant and Landowner, to divide Tax Map Parcel #04-042.000i into 2 lots of  $\pm 2$  acres and  $\pm 1,273.31$  acres at 652 Upper Turnpike RD. Application to be reviewed under the Norwich Subdivision Regulations.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #35BSUB21 (8-3-21)
- A-2 Waiver Request for Final Plan Review, by Rockwood Land Services, LLC (8-5-21)
- A-3 Subdivision Plan, by Rockwood Land Services, LLC (8-3-21)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list (8-5-21)
- ZA-2 Parcel Map of Property (8-7-21)
- ZA-3 Density Calculation Sheet (8-7-21)

#35BSJB21  
Exhibit #1

TOWN OF NORWICH, VERMONT  
APPLICATION FOR ZONING PERMIT

Owner(s): Louise Nunan Taylor

Mail Address: 829 Upper Turnpike Road Town Norwich ST VT Zip 05055

Day Phone: 802-649-1261 Eve Phone: \_\_\_\_\_ Email: louise.nunan.taylor@gmail.com

Applicant (If Different): \_\_\_\_\_

Mail Address: \_\_\_\_\_ Town \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Day Phone: \_\_\_\_\_ Eve Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Description of Proposed Development: Lot 1 a 2.01 acre tract subdivide from the 1275 acres shown as Lot 04-042.000, i on the Norwich Tax Maps.

Zoning District: RR VR I VR II VB C/I AQ

Street Address: 652 Upper Turnpike Road Tax Map Lot # 04 042.000.i Lot Size: 1275

Building Setbacks- Road Right-of-way: 20' Right Boundary: 10' Left 10' Rear 10'

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) Louise Nunan Taylor Date Aug. 3, 2021

\*\*\*\*\*

**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 \$ 650.00  
Sq. Ft. x \$ \_\_\_\_\_  
# of Lots i \$ 50.00  
Recording \$ 15.00  
Other \$ \_\_\_\_\_  
Total \$ 715.00  
Date Paid 8-4-21  
To Finance 8-4-21

- ☐ Variance
- ☐ PRD
- ☐ Driveway Access
- ☐ Wastewater

Action	Dates
Received	<u>8-3-21</u>
Complete	_____
Granted	_____
Refused	_____
Posted at Site	_____
Appeal By	_____
Effective	_____
Expires	_____

Signature of Zoning Administrator \_\_\_\_\_

Date 08/10/2021

Public Hearing 8-19-21

# Rockwood Land Services LLC

PO Box 347  
Hartland, Vermont 05048

802-436-1039  
rockls@vermontel.net

August 5, 2021

Rod Francis, Zoning Administrator  
Planning and Zoning  
Tracey Hall  
PO Box 376  
Norwich, VT 05055

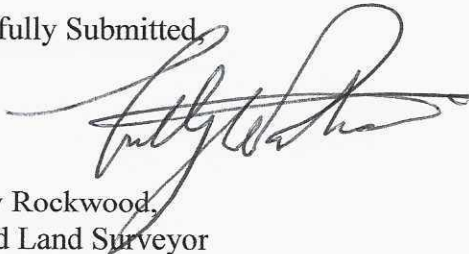
Mr. Francis:

On behalf of my client Louise Taylor Nunan please consider this Waiver Request for Subdivision Approval at 04-042.000.1 (652 Upper Turnpike Road).

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 August 3, 2021 by Timothy Rockwood includes details showing existing development on the proposed lot, additional boundary lines and remaining lot consisting of all conserved lands.

Please let me know if you would like me to expand or clarify any of this information.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Timothy Rockwood', written over the printed name and title.

Timothy Rockwood,  
Licensed Land Surveyor



Vermont State Plane Grid North  
derived with GPS static observation and OPUS processing



Vermont State Plane  
Coordinates for No. 1  
North 466,511.00  
East 1,687,012.31

Norwich Parcel 04-042.000,i  
**Louise Nunan  
Taylor**

Book 123, page 373  
1273± Acres Remaining  
based on plan's acreage

No. 4 SET a 5/8x42" Blue Rebar with  
Orange Plastic Cap firm and straight  
with 12" of reveal in the stone wall

No. 5 FOUND a 7/8" Rebar with 6" of reveal in  
the end of a stone wall, firm, straight and in  
good condition

Tie Line from No 1 to No 5 at the  
corner of Lot 04-046.000

No. 1 SET a 5/8x42" Blue Rebar with Orange  
Plastic Cap firm and straight with 12" of reveal  
in the stone wall

No. 3 SET a 5/8x42" Blue Rebar with  
Orange Plastic Cap firm and straight  
with 12" of reveal

No. 2 SET a 5/8x42" Blue Rebar with  
Orange Plastic Cap firm and straight  
with 12" of reveal

Norwich Parcel 04-042.000,i  
**Louise Nunan  
Taylor**  
Book 123, Page 377

1273± Acres Remaining  
based on plan's acreage

Norwich Parcel 04-042.000,i  
**Louise Nunan  
Taylor**

Book 123, Page 377

1273± Acres Remaining  
based on plan's acreage

#### LEGEND

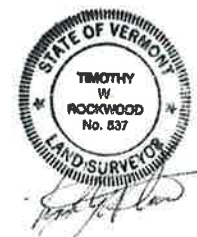
Found Iron Pipe or Rebar	○ as described
Set Capped Rebar	⊗ as described
Computed Point	●
Boundary Line	—
Stone Wall	— · — · —
Setback Line	- - - - -
Utility Pole w/overhead lines	— o —
Deed Reference	Book, Page
Plan Reference	Plan Slide
SET Rebar Plastic Cap Label	ROCKWOOD VT 537 NH 618

The subdivision depicted on this plat was duly approved by the Norwich  
Development Review Board in accordance with the Norwich Subdivision  
Regulations and all other applicable laws and regulations on the \_\_\_\_ day  
of \_\_\_\_\_, 2021.

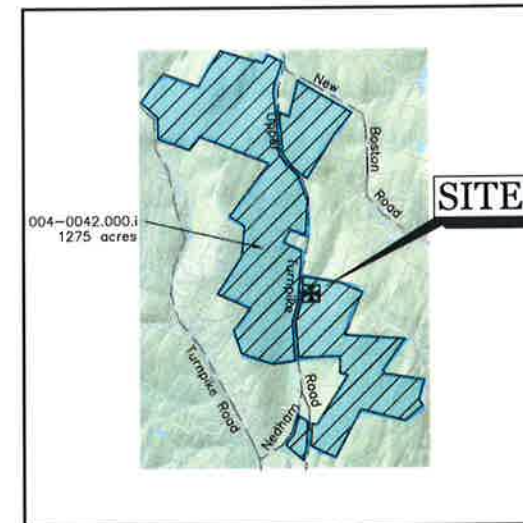
Subdivision Permit No. \_\_\_\_\_

Signed \_\_\_\_\_, Chairman.

I hereby certify that to the best of my belief and knowledge a Vermont Rural Class Survey was completed on Subject  
Lot 1, a portion of Norwich Parcel 04-042.000,i, in accordance with the requirements of 27 VSA 1403(b)-(8) and,  
except as noted, is consistent with the deeds, plans, and notes on this plat that are the basis for this surveyor's  
opinion of the boundary line locations.



TIMOTHY W. ROCKWOOD  
LLS NO. 537



NORWICH  
LOCUS  
n.t.s.

#### SURVEY NOTES AND REPORT

1. The purpose of this Subdivision Plat is to create Lot 1 a 2.01 acres parcel, the Subject Parcel, from Parcel 004-042.000,i. After the subdivision is complete Parcel 004-042.000,i will have 1273± remaining acres. The Subject Parcel is improved with a residential structure, out buildings, driveway, on site wastewater and an off site dug well. A State Subdivision Permit is being processed.
2. SURVEYOR'S REPORT: The Subject Parcel is part of the lands deed to Louise Nunan Taylor by Peter & Patricia Sadler on May 15, 1997 as described in Book 123 at page 377. These Sadler lands being a 90 acres tract which are now a part of the 1273 acres. The Subject Parcel's boundary lines are internal to the original Sadler tract.
3. The lands shown are located in the Norwich (RR) Rural Residential Zoning District. The setback limits shown are 20 feet along the highway and 10 feet along the side and rear boundary lines.
4. Deeds and Plans used as reference sources are noted within the Abutter's information.
5. Corner Monuments noted as SET are not yet placed. All monument sizes are outside dimensions. The created boundary lines for the Subject Parcel will be marked with red flagging and blue paint on trees.
6. The Lot's setback limits will also serve as the Development Envelope.

PARCEL 04-042.000,i  
**Owner of Record  
Louise Nunan Taylor**  
829 Upper Turnpike  
Norwich, VT 05055  
Deed Reference:  
Book 123, Page 377  
SPAN 450-142-13126

Minor Subdivision Plat  
**Louise Nunan Taylor**

652 Upper Turnpike Road, Norwich, Vermont



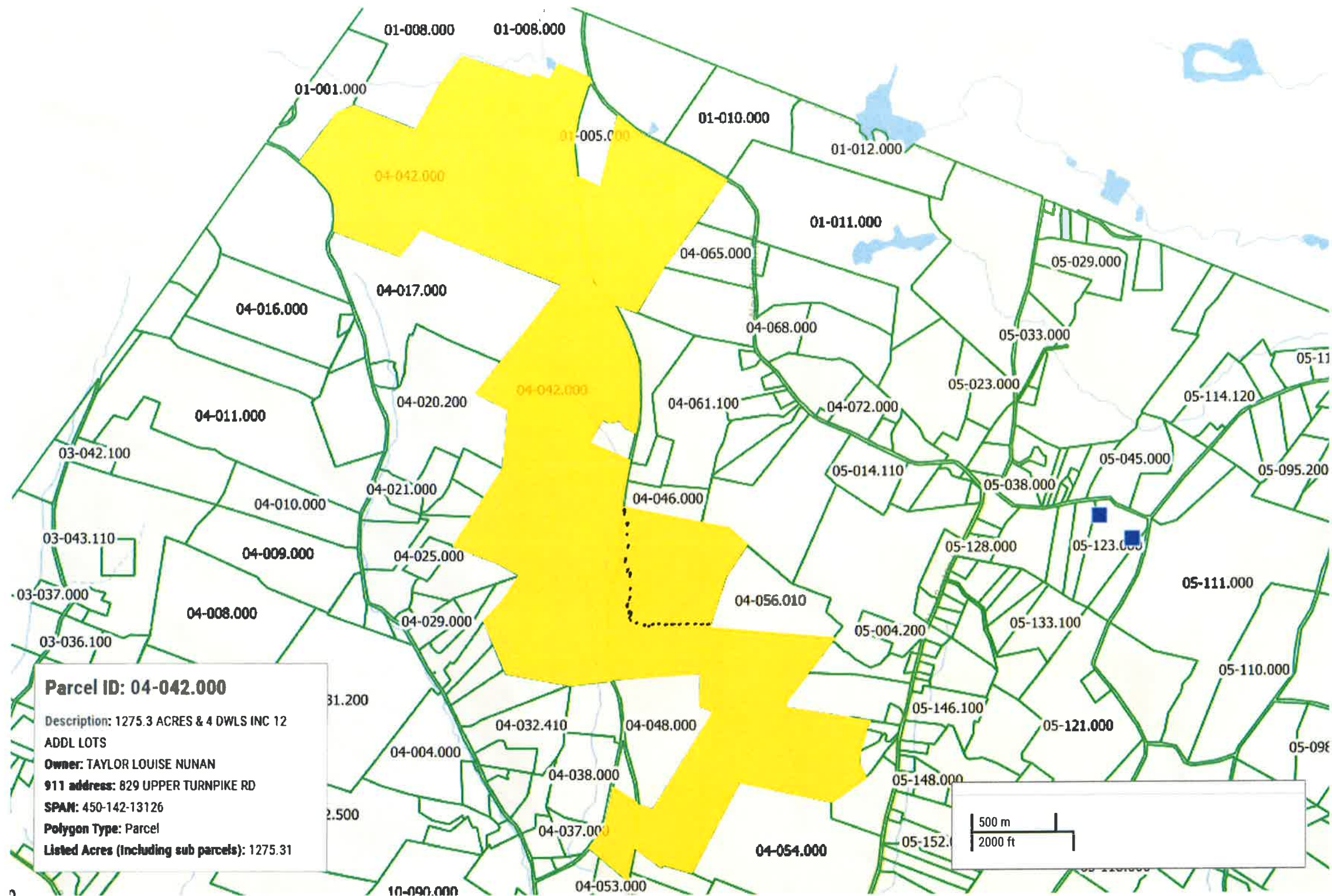
Project No. 1667 SCALE: 1" = 50' Date: August 3, 2021

**Rockwood Land Services, LLC**

P.O. BOX 347  
HARTLAND, VT 05048

(802)436-1039  
rockls@vermontel.net





NORWICH PLANNING OFFICE  
Subdivision/PUD Density Calculation Sheet

Date	Last	First	Parcel #	Size	Address
	08/07/21	Nunan	Louise	04-042.000i	94.47 Upper Turnpike RD

\*\*\*\*\*

Density Factor						Calculation
Road Type	Paved = 2	CL 3 Gravel = 4	CL 3 Sub = 8	Class 4 = 12		4
Dist. to TH - Miles	< 1.5	1.5 - 3	3 to 4.5	4.5 to 5.5	> 5.5	
	x 1	x 1.5	x 2	x 2.5	x 3	2.5
Contiguous to NFD Agreement Land or AT land						1
No = x 1	Yes = x 2					
				Density Factor		10
				Density - Max. 20		20

\*\*\*\*\*

			Calculation
Developable Area		Total	94.47
Slopes	> 25%	15 - 25%	Deduct
	30.16	40.14	50.23
Water	Acres	Setback/Buffer	
Floodplain			0
Wetland	0.67		0.67
Stream	2.3		2.3
		Net Acres	41.27

\*\*\*\*\*

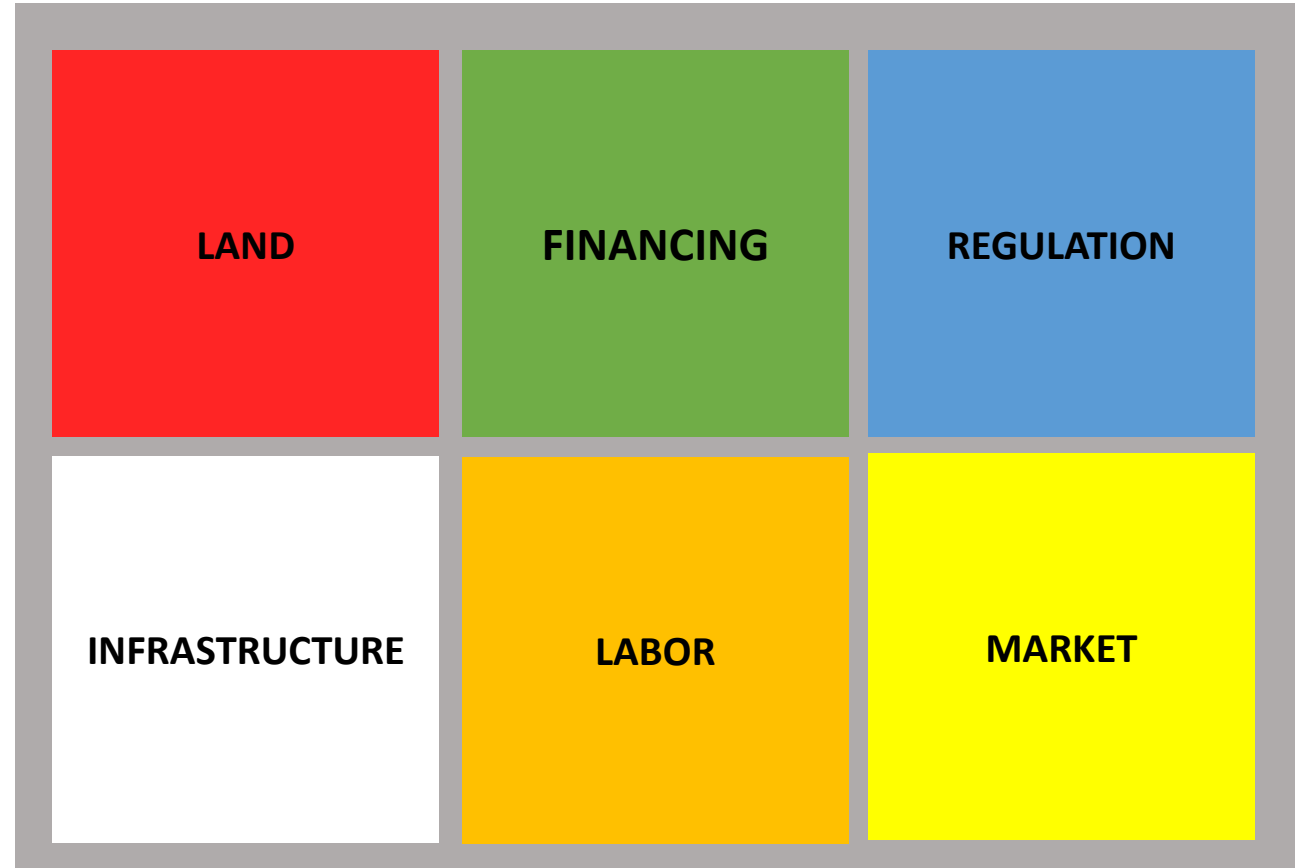
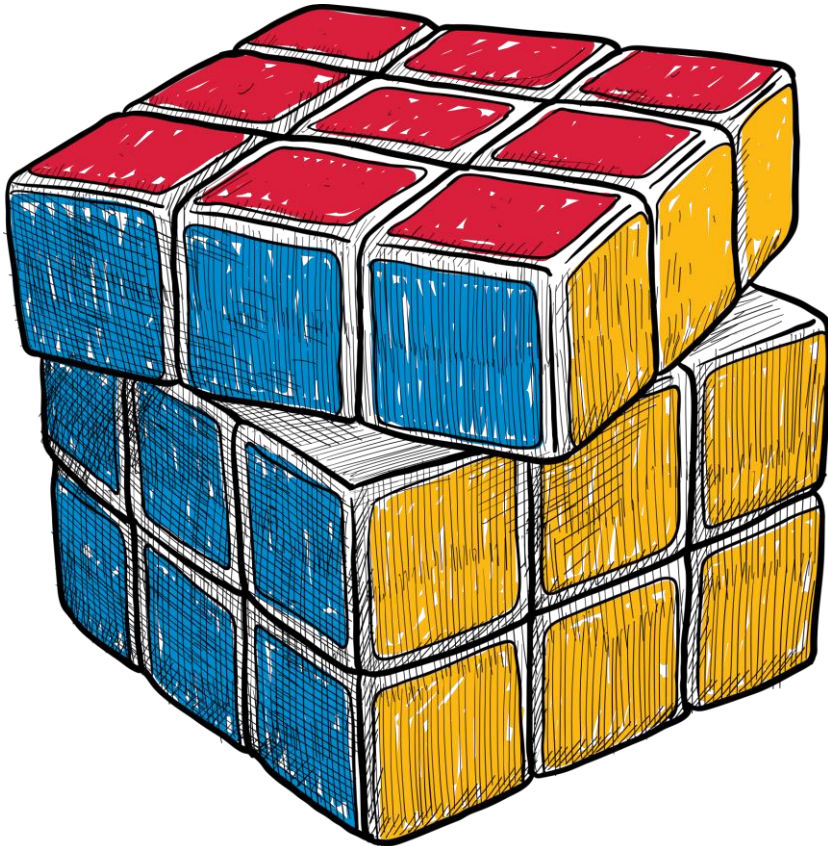
	Whole
Total Maximum Lots	4
Maximum PUD Units	18

# Zoning: 101

Norwich, September 18, 2019

*Everything you were afraid to ask...*

**multiple factors must line up  
for development to occur**






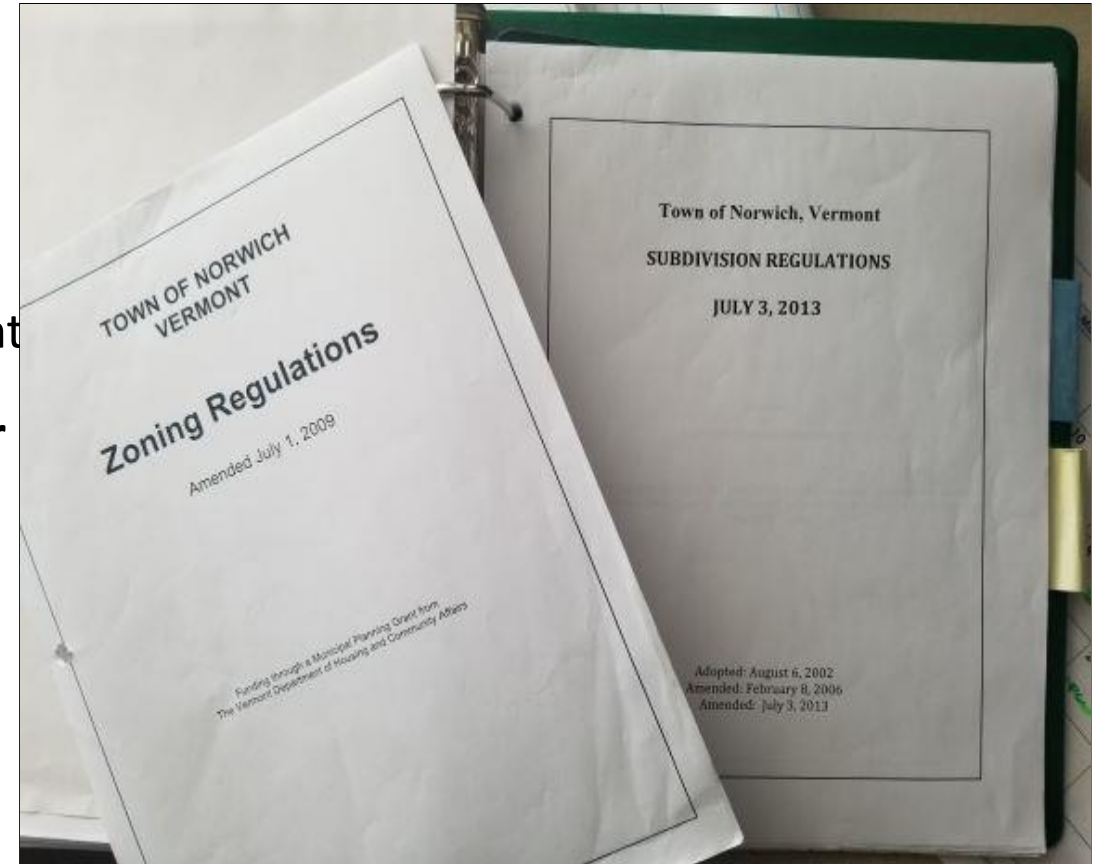
**the town can only change two factors:**

- Regulation
- Infrastructure



# Regulation: Zoning, Subdivision and Access

- Norwich regulates land development through Zoning, Subdivision regulations and Access permits
  - What does Zoning Do?
    - Encodes standards to *protect the health and welfare of the community*, minimize development impacts and use land efficiently
    - Uses are in keeping with the **described character of the district**, allowing for certain uses to be identified as appropriate, while minimizing or containing off-site impacts
- Permitted 
  - Conditional 
  - Prohibited 





# Regulation: Zoning, Subdivision and Access /2

Table 2.5 CI District table of uses.pdf - Adobe Acrobat Pro DC

File Edit View Window Help

Home Tools 1ZoningDistricts52... new doc 2019-07-... new doc 2019-07-... Table 2.5 CI District... x

1 / 1

Share

Search tools

- Create PDF
- Combine Files
- Edit PDF
- Export PDF
- Organize Pages
- Send for Review **NEW**
- Comment
- Fill & Sign
- Enhance Scans
- Protect
- More Tools

Your current plan is Creative Cloud [Learn More](#)

### Table 2.5 Commercial Industrial (CI) District

(A) **PURPOSE:** THE PURPOSE OF THE COMMERCIAL INDUSTRIAL DISTRICT IS TO PROMOTE A MIX OF RESIDENTIAL, COMMERCIAL AND APPROPRIATE INDUSTRIAL USES IN AN AREA OF TOWN WITH GOOD HIGHWAY ACCESS AND LIMITED POTENTIAL TO ADVERSELY IMPACT HISTORIC NEIGHBORHOODS OR IMPORTANT NATURAL OR CULTURAL RESOURCES.

**Permitted Uses:**

(B) The following uses are allowed with approval of the Zoning Administrator in accordance with Section 6.01:

1. Accessory Structure/Use (to a permitted use)
2. Agriculture
3. Bed & Breakfast (see Section 7.02)\*

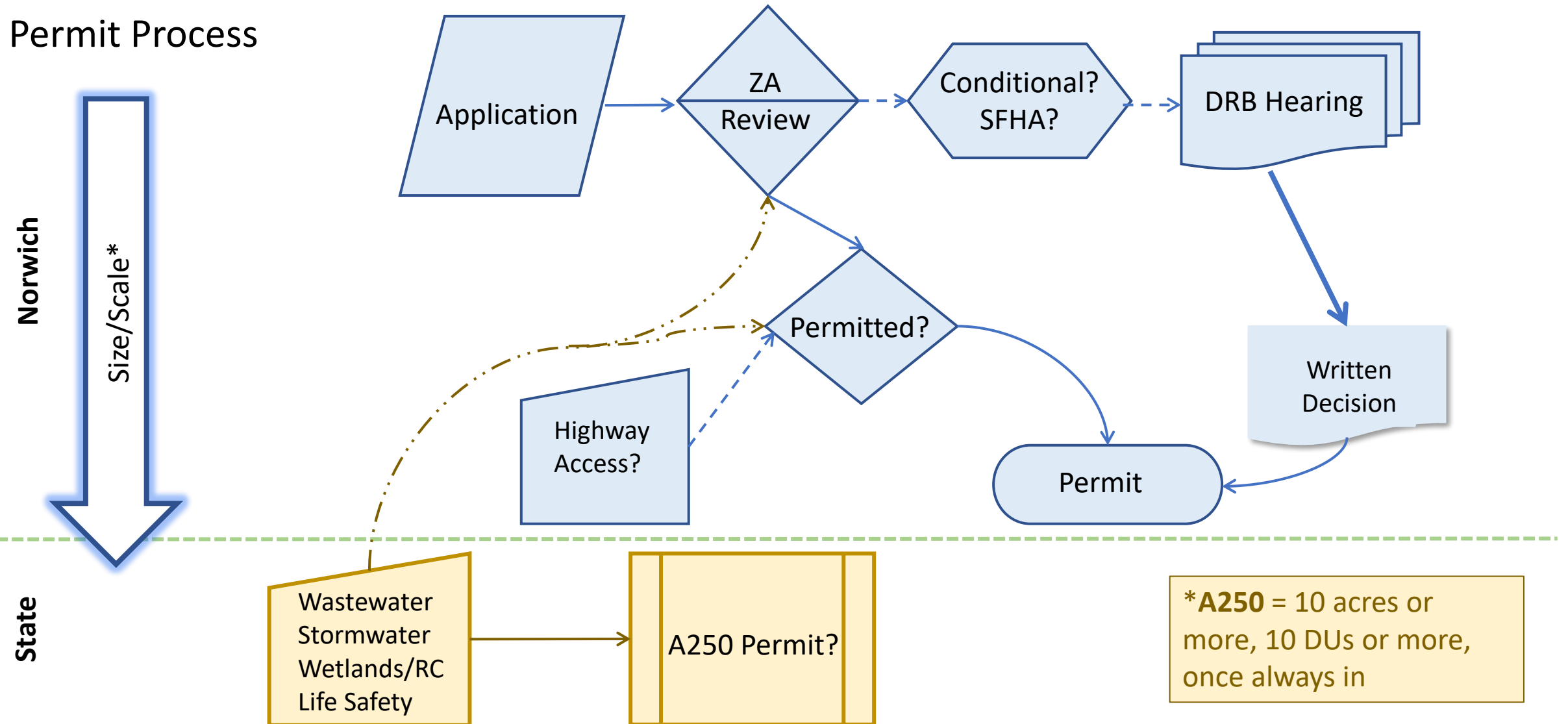
**Conditional Uses:** The following uses are permitted with the approval of the Development Review Board in accordance with Section 5.04:

# Regulation: Zoning, Subdivision and Access /3

- Conditional Use Review is broader in scope; considering off-site impacts
- Dimensional Standards are a tool for minimizing any off-site impacts
  - Lot-size
  - Setbacks
  - Buffers
  - Height restrictions
- Development Standards influence physical form and function
  - Parking
  - Signs
  - Landscaping

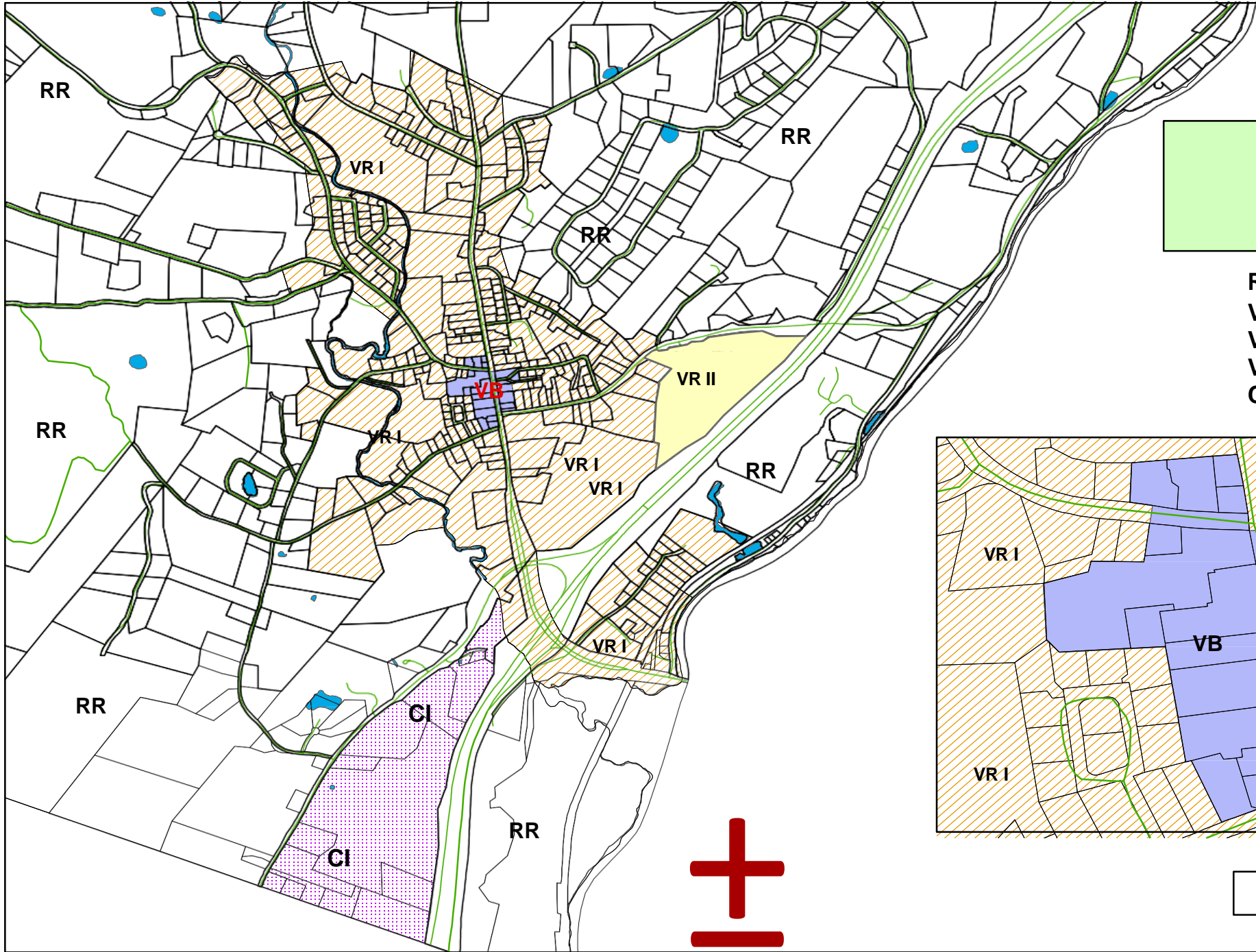
# Regulation: Zoning, Subdivision and Access /4

## Permit Process



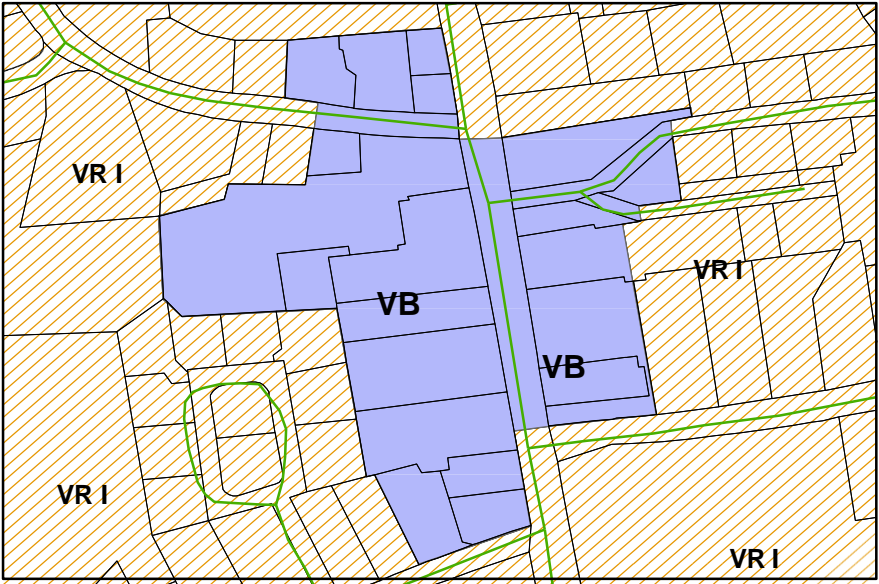
# Regulation: Where does the power come from?

- Municipalities in Vermont are enabled to enact Land Use Regulations through Statute (**24 VSA §§ 4411, 4418**)
- Regional Planning Commissions (RPCs) per 24 VSA §4345a may:  
*Provide technical and legal assistance to municipalities in the preparation and maintenance of plans, capacity studies, and bylaws and in related implementation activities.*
- RPCs (e.g. TRORC) cannot overrule municipal LURs (see above) or dictate local development outcomes
- RPCs through an internally developed process may create land use policies and criteria
  - Once established in the Regional Plan such policies and criteria guide the participation of the RPC in any Act 250 proceedings (RPCs have standing)
  - To succeed, a larger-scale project must obtain ALL necessary permits (local, state)



**ZONING MAP 1  
ZONING DISTRICTS  
NORWICH ZONING  
REGULATIONS  
5-21-08**

- RR - Rural Residential**
- VR I - Village Residential I**
- VR II - Village Residential II**
- VB - Village Business**
- CI - Commercial/Industrial**



# Regulation: Zoning Districts

- Last amended in 2009
- 5 zoning districts
  - Village residential I
  - Village Residential II
  - Village Business
  - Rural Residential and Commercial Industrial
- Novel subdivision regulations that encourage higher levels of development closer to the village and along paved roads
- Commercial Industrial district is east of Route 5 south
  - All bona fide commercial or industrial uses are 'conditional'
  - 'mixed use' is conditional
  - 'retail' is conditional



# What happens if?...

- There is conflict between Norwich and TRORC policies
  - If the project requires A250 permits then TRORC policies will be considered by District Commission.
  - Case law supports TRORC policies taking precedence over local LURs

# Infrastructure

- Roads
  - Norwich maintains Roads Class II and III. Bridges and culverts on Class IV
- Potable Water
  - Quasi-municipal entity the Norwich Fire District supplies the Village
- Wastewater
  - handled on-site throughout Norwich\*
  - Since 2007 state issues wastewater permits

# Infrastructure

- The vagaries of geology and limits imposed by the state permitting process have a strong impact on development feasibility
- Community-scale (self-contained) wastewater systems are permitted but are expensive and possibly involve ongoing legal obligations among several parties
- The upcoming wastewater study will place some of these issues in context