

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD

AGENDA

Thursday, July 27, 2023

7:00 PM

Zoom Information:

Meeting ID: 880 5185 5406

US Toll-free: 888-475-4499

<https://us02web.zoom.us/j/88051855406>

1. **Call to Order, Roll Call**
2. **Approve Agenda**
3. **Approve Minutes – June 1, 2023**
4. **Public Comments**
5. **Announcements and Correspondence**
6. **Public Hearing at 7:15 PM:**
 - #27BSUB23 - Preliminary Plan Review of a Subdivision Application by Richard and Melinda Stucker, Applicants and Landowners, to divide Tax Map Parcel #11-067.400, an 11.46+/- acre lot, into 2 lots of 3.11 acres with a development site for a primitive cabin at 110 Pattrell RD and ±8.35 acres developed with a dwelling at 70 Pattrell RD. Application to be reviewed under the Norwich Subdivision Regulations.
7. **Other Business**
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

**TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
Draft Minutes
Thursday, June 1, 2023**

Members present: Richard Stucker, Don McCabe, Linda Gray, Sue Pitiger, Patrick Bradley, Emily Myers

Alternates present: Jack Candon

Members absent: Matthew Stuart

Staff: Kyle Katz, Interim Zoning Administrator

Minute Taker: Linda Gray

Public: None

1. Call to Order: by outgoing Vice-Chair Stucker at 7:01 pm. He asked, and all agreed, that the minutes should record the board's strong appreciation for Arline Rotman's exemplary service as chair. Board members introduced themselves.

2. Approve Agenda: Pitiger moved, McCabe seconded a motion to approve the agenda. Motion carried unanimously.

3. Minutes – November 17, 2022: McCabe moved, Pitiger seconded a motion to approve the November 17, 2022 minutes. Motion carried unanimously; Meyer and Candon abstaining, since they did not participate in the November meeting.

4. Public Comment: none.

5. Announcements and Correspondence

- a. **Election of Officers:** McCabe moved, Pitiger seconded a motion to nominate Bradley as Chair. Motion carried unanimously. Pitiger moved, McCabe seconded a motion to nominate Gray as Vice-Chair. Motion carried unanimously.

6. Boundary Line of Adjustment:

- a. #12BLA23: Transfer +/-10 Acres from 244 Upper Loveland RD, Map 11-159.000 (Lamperti) to 252 Upper Loveland RD, Map #11-159.100 (Bushell/Lamperti). Both Lots are Developed.

Katz gave a brief overview of the application and answered questions about survey requirements in this process. Candon disclosed that in 2005 he represented Bushell/Lamperti in their purchase of the parcel; he did not feel this required him to recuse.

Gray moved, and Bradley seconded a motion that #12BLA23 meets the criteria in Section 2.1(D)(1) and therefore the Zoning Administrator may approve the filing with the Town of a final plat of the Boundary Line Adjustment. Motion carried 7-0. For: Stucker, McCabe, Gray, Pitiger, Bradley, Meyer, Candon.

7. Other Business: The board discussed holding future meetings as a hybrid or in-person and remote access. Gray confirmed that she has held hybrid BCA meetings and generally knows how the technology works. There was consensus to offer remote access, as it will help both DRB members and future participants.

The board took note that this is Richard Stucker's last DRB meeting, as he will be moving out of Norwich this summer and resigning his position. There was enthusiastic support to note the board's gratitude for his excellent service.

8. Meeting Adjournment: Pitiger moved, McCabe seconded a motion to adjourn. Motion carried unanimously; meeting adjourned at 7:44 pm.

Respectfully submitted,
Linda Gray

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD

DOCUMENTS AND INTERESTED PARTIES

Application Number: #27BSUB23

Lot: #11-067.400
70 Pattrell RD

Site Visit:

Public Hearing Date: July 27, 2023

Applicants/Landowners: Richard and Melinda Stucker
PO Box 201
Norwich, VT 05055

Interested Parties:

NATURE OF APPLICATION – #27BSUB23 - Preliminary Plan Review of a Subdivision Application by Richard and Melinda Stucker, Applicants and Landowners, to divide Tax Map Parcel #11-067.400, an 11.46± acre lot into 2 lots of 3.11± acres with a development site for a primitive cabin at 110 Pattrell RD and 8.35± acres developed with a dwelling at 70 Pattrell 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 #27BSUB23 (6-30-23)
- A-2 Narrative and Waiver Request for Final Plan Review, by Applicant (6-30-23)
- A-3 Subdivision Plan, by Farnsworth Surveys (6-27-23)
- A-4 Access Permit #2ACC22 to Primitive Cabin Site (5-10-22)
- A-5 Zoning Permit #63BAS22 for Primitive Cabin (110 Pattrell RD) (11-21-22)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties List
- ZA-2 Density Calculation Sheet (06-30-23)

TOWN OF NORWICH, VERMONT
APPLICATION FOR ZONING PERMIT

Owner(s): RICHARD T MELINDA STUCKER

Mail Address: P.O. Box 201 - 70 PATRICK RD. Town NORWICH ST VT Zip 05055

Day Phone: (502) 649-2025 Eve Phone: SAME Email: RICHARDLSTUCKER@GMAIL.COM

Applicant (If Different): _____

Mail Address: _____ Town _____ ST _____ Zip _____

Day Phone: _____ Eve Phone: _____ Email: _____

Description of Proposed Development: APPR. 500 S.F. PRIMITIVE ON 3.11 ACRES,
AS PART OF 11.46 ACRES CURRENTLY OWNED BY STUCKERS, Lot 2 8.35 acres +/-
at 70 PATRICK RD (subdivision) Zoning District: RR VR I VR II VB C/I AQ

Street Address: 110 PATRICK RD Tax Map Lot # 11-067-400 Lot Size: 11.46 +/-
8.35 Acres

Building Setbacks- Road Right-of-way: 300' Right Boundary: 300' Left 300' Rear 90'

Size of Building(s)/Additions: Structure A: Width 25' Length 25' Height 12'

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: FALL, 2023 Estimated Value \$ 70,000 # of Bedrooms 0

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) Richard Stucker Date 6/30/23

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 \$ _____
Sq. Ft. x _____ \$ _____
of Lots \$ _____
Recording \$ _____
Other \$ _____
Total \$ _____
Date Paid _____
To Finance _____

Action

Received 6-30-23
Complete _____
Granted _____
Refused _____
Posted at Site _____
Appeal By _____
Effective _____
Expires _____

Signature of Zoning Administrator _____ Date _____

June 30, 2023

To: Members of the Norwich Development Review Board
From: Richard and Melinda Stucker
RE: Request for approval of subdivision

Development Review Board Members, the past several weeks have been excruciating for my wife, Melinda, and me as we discovered that the minor subdivision we sought last fall was not registered with the Town Clerk. The missing paperwork has prevented us from closing on the sale of our home and property. At this point it is important to us to not relive the weeks of trying to recover missing documents, or point fingers, but to move forward on this request to approve this minor subdivision.

If not already in your hands you will soon receive background information from Pam, including a copy of the survey of the land in question, a density calculation worksheet, and a copy of the Application For Zoning Permit.

The short version of a very long story is that over a year ago, anticipating having to sell our home, Melinda and I decided to retain a small section of our 11.46 acre property in order to eventually construct a "primitive" cabin – no water source, no electricity, no plumbing. The surveyor, Robert Farnsworth, then created two parcels, 8.35 acres that includes our home, and a bare 3.11 parcel for the future site of the primitive cabin. We were assured that it was a straightforward process, not involving state regulations and only requiring approval for a "minor" subdivision. In November, 2022, Melinda and I submitted an application for a zoning permit, which was followed by an approval to work with the Head of Public Works, Chris Kauffman, to locate the cut access on Pattrell Road that would lead to the cabin site. Chris okayed

the location and we retained Graham Webster to construct the road, which has now been completed.

Then, unexpectedly, a young couple now living in a condo unit in West Lebanon, heard from friends of friends that the Stucker's might be willing to sell their home. Eventually, a deal was struck and a closing date was set for July 6, 2023. In the process of preparing for the closing, the buyer's attorney discovered that the Town Clerk's office did not have a record of our carving off the 3.11 section of land. The rest is sad history. The absence of proof of the subdivision nixed the closing. Thankfully the buyers have been willing to work with us to find a creative solution to this dilemma. At this moment we are working toward an agreement whereby the buyers will RENT our home until the subdivision is approved and the proper paperwork is filed with the Town Clerk.

Your approval of this request, therefore, is critical for Melinda and I to sell our property and continue our journey.

In closing, I must note that several Town employees have been extremely helpful in trying to uncover the missing documents, especially Pam Mullen in the ZA's office, Judy Trussell in the Town Clerk's office, and our temporary Zoning Administrator, Kyle Katz.

With thanks and appreciation,

Richard

July 5, 2023 Additional Information:

On July 5, 2023, Richard spoke with Terry Shearer, Southern District Supervisor and Regional Engineer, Vermont Department of

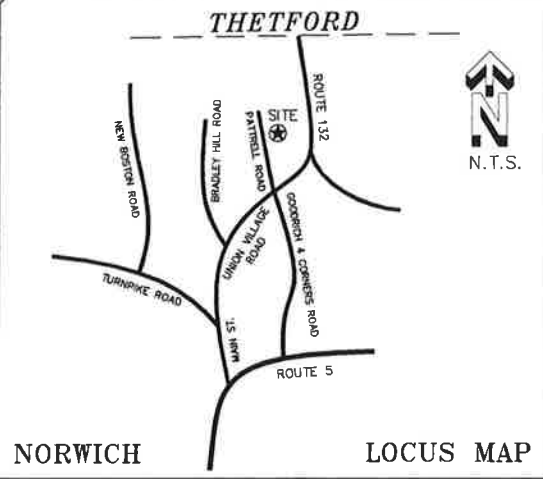
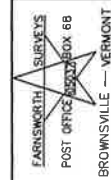
Environmental Conservation, and received confirmation that the subdivision was exempt from needing a State wastewater permit. At Shearer's request, we have let our attorney know.

THIS CONSTITUTES A REQUEST FOR A WAIVER UNDER SECTION 2.1(C) TO WAIVE PRELIMINARY PLAN REVIEW AND HEAR THIS APPLICATION UNDER FINAL PLAN REVIEW. WE BELIEVE THIS APPLICATION AND PLAN ARE COMPLETE INCLUDING THE REQUIRED INFORMATION FOR A FINAL HEARING.

#27BSUB23
Exhibit A-3

Robert W. Farnsworth

THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA § 1403 ORIGINAL INKED PLAT PRODUCED BY: FARNSWORTH SURVEYS - P.O. BOX 68, BROWNSVILLE, VERMONT 05037



GENERAL NOTES:

- (GN1) THE TITLE HOLDER OF RECORD IS DESCRIBED IN BOOK 125, PAGE 351.
(GN2) THE METHOD OF SURVEY WAS WITH A SOKKIA SET 4 TOTAL STATION.
(GN3) THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
(GN4) BEARINGS SHOWN ARE REFERENCED TO A MAGNETIC MERIDIAN AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN COURSES.
(GN5) BOUNDARY SURVEY DATA ON THIS PLAT PROVIDE A CLOSED GEOMETRIC FIGURE.
(GN6) THERE MAY BE MINOR IRREGULARITIES BETWEEN THE PRINCIPAL COURSES FOR FENCES AND STONEWALLS SHOWN ON THIS MAP.
(GN7) EASEMENTS OR SERVITUDES ARE AS SHOWN OR DEEDED.
(GN8) TOWN ROAD RIGHT OF WAY LIMITS ASSUMED @ 3 RODS.
(GN9) SURVEY FIELD WORK STARTED 6/20/22
(GN10) MAP REFERENCED TO T&M ASSOCIATES, INC. FOR: RICHARD & MELINDA STUCKER DATED 2/10/97, LOCATED ON PATTRELL & UNION VILLAGE ROAD.

LEGEND:

- PROPERTY LINE
- FENCE
- STONEWALL
- ROAD RIGHT OF WAY
- IRON PIN FOUND
- TRAVERSE POINT
- ANGLE POINT
- RE-ROD W/CAP SET
- POWER POLE

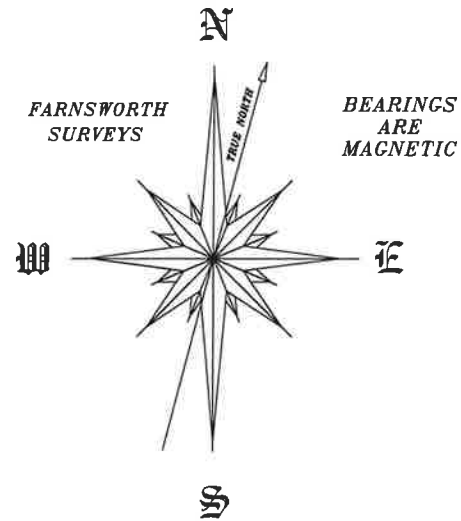
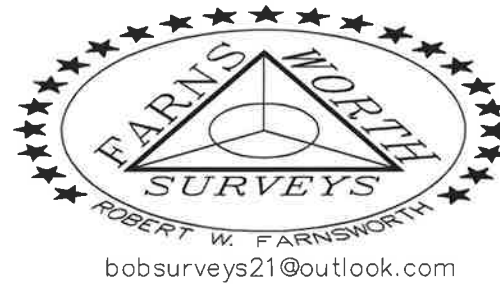
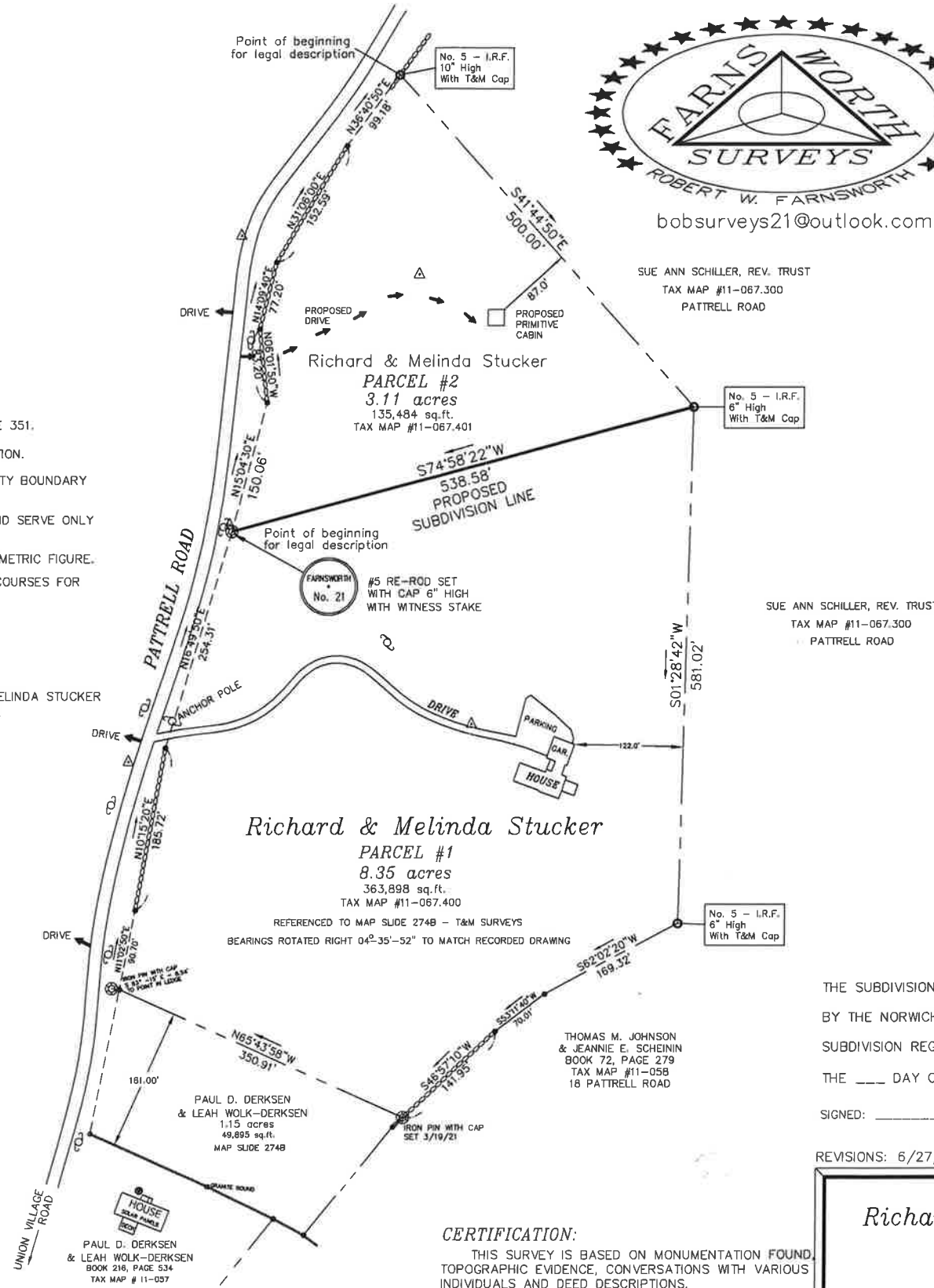
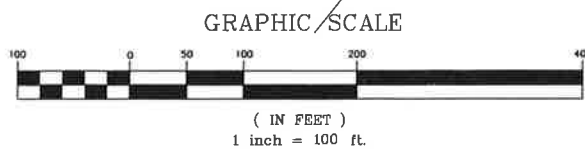
Norwich Town Clerk's Office
Received for record

_____ A.D. 202__

at ___ o'clock ___ minutes ___ M and

Recorded in Book ___ Page ___ Slide ___

Attest _____ Town Clerk



PARCEL #2 Legal Description Report
Beginning at an Iron Pin found on the east-
erly right of way of Pattrell Road:
thence S 41°44'50" E a distance of 500.00';
thence S 74°58'22" W a distance of 538.58';
thence N 15°04'30" E a distance of 150.06';
thence N 06°01'50" W a distance of 83.20';
thence N 14°09'40" E a distance of 77.20';
thence N 31°06'00" E a distance of 152.59';
thence N 36°40'50" E a distance of 99.18';
which is the point of beginning,
having an area of 135,484 square feet,
3.11 acres

PARCEL #1 Legal Description Report
Beginning at an Iron Pin set on the east-
erly right of way of Pattrell Road:
thence N 74°58'22" E a distance of 538.58';
thence S 01°28'42" W a distance of 581.02';
thence S 62°02'20" W a distance of 169.32';
thence S 53°11'40" W a distance of 70.01';
thence S 46°57'10" W a distance of 141.95';
thence N 65°43'58" W a distance of 350.91';
thence N 11°02'50" E a distance of 90.70';
thence N 10°15'20" E a distance of 185.72';
thence N 16°49'50" E a distance of 254.31';
which is the point of beginning,
having an area of 363,898 square feet,
8.35 acres

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 ____ 2023. [SUBDIVISION PERMIT # _____].

SIGNED: _____ [PLANNING COMMISSION CHAIR OR VICE-CHAIR]

REVISIONS: 6/27/23 - R.W.F.

SUBDIVISION FOR: Richard & Melinda Stucker 80 PATTRELL ROAD NORWICH, VERMONT		
Farnsworth Surveys P. O. BOX 68 BROWNSVILLE, VERMONT (802)484-9731 05037		
DRAWING NO.: 22-2554	FULL SCALE: 1" = 100'	ZONING: RR SUBDIVISION
DATE: JUNE 22, 2022	DRAWN BY: R.W.F. SURVEY BY: K.B. & R.W.F.	
		COMPUTER NAME: STUCKER.DWG

CERTIFICATION:

THIS SURVEY IS BASED ON MONUMENTATION FOUND,
TOPOGRAPHIC EVIDENCE, CONVERSATIONS WITH VARIOUS
INDIVIDUALS AND DEED DESCRIPTIONS.

IT IS CONSISTENT WITH THIS INFORMATION TO THE
BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA § 1403

Robert W. Farnsworth

ROBERT W. FARNSWORTH R.L.S. #21 DATE _____

bobsurveys21@outlook.com

43° - 27' - 47.7576" N - LAT, 72° - 29' - 5.9496" W - LONG. FARNSWORTH SURVEYS OFFICE - 2022

TOWN OF NORWICH
PRIVATE ROAD ACCESS PERMIT APPLICATION

Applicant Name: RICHARD & MELINDA STUCKER

Mailing Address: P.O. Box 201

Day Phone: 802-649-2225

City: NORWICH

State: Vt Zip 05647

Eve. Phone: SAME

Landowner (If Different):

Map#: Lot#: Town Road: PATRICK ROAD - PARCEL 10

Location of Private Road: Distance 380' (Feet, Miles) from: To PATRICK ROAD

(Known Landmark).

The Private Road will access: A Single Residential lot.

Two or more Residential lots. How many? NONE

Commercial or Industrial

Logging

Gravel extraction

Agriculture

Width of Private Road: ~ 12' 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: Richard Stucker & Melinda Stucker Date: 4/25/2022

Signature of Landowner: (If different)

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 5/10/22 By [Signature]

Directions, Conditions and Restrictions:

SEE ATTACHED CONDITIONS DATED 5/10/22.

Final Inspection : Date _____ By _____

Richard and Melinda Stucker Private Road Access Permit Application

Date: May 10, 2022

Site Location: Parcel #10, 380 feet north of 70 Patrell Road
Norwich, Vermont 05055

Issue:

Per the Private Road Access Permit Application dated April 25, 2022, the following are the directions, conditions, and restrictions that will apply.

Existing Conditions:

Within the undeveloped section of the parcel owned by Richard and Melinda Stucker, they plan to build a primitive camp. Access to the primitive camp would be a private access road/drive to be located approximately 380 linear feet north of their main driveway at 70 Patrell Road. There is not any existing access, and therefore the owners will have to cut and remove trees as well as import fill, excavate and grade the topography to allow for the development of a private driveway. There is deep drainage swale that runs northward along the east side of the roadway in which stormwater flows.

Directions, Conditions, and Restrictions:

A new driveway access shall be constructed according to the Norwich Driveway Access Ordinance Specifications Design, Layout and Construction Standards as well as per Vermont Agency of Transportation (VTrans) Construction Standard Details A-76 and B-71A, with note of the following:

1. Due to the significant flows in the existing ditch along one side of the roadway, a 24-inch diameter culvert should be installed with stone headwall reinforcement on each end of the culvert within the ditch line under the new driveway.
2. The driveway width shall not exceed 24 feet, nor be less than 12 feet within the Patrell Road right of way.
3. The driveway shall be constructed so that drainage slopes away from away from Patrell Road and towards the ditch line.
4. The driveway shall intersect Patrell Road at a minimum of a 75-degree angle.
5. See VTrans Standard Specifications (attached) for driveway construction details.
6. A final inspection is required before a final certificate is issued.



Chris Kaufman

Norwich Public Works Director
26 New Boston Road
Norwich, Vermont 05055

4, 5:08 PM

43°45'37.9"N 72°16'42.5"W



43°45'37.9"N 72°16'42.5"W

43.760515, -72.278470



Norwich, VT

QP6C+6J2 Norwich, Vermont

Photos



43°45'37.9"N 72°16'42.5"W - Google Maps

Tentative primitive
Camp site



proposed driveway to
Camp

70 patrell Rd

Stocker
residence

[https://www.google.com/maps/place/43°45'37.9"N+72°16'42.5"W/@43.760515,-72.2806591,751m/data=!3m2!1e3!4b1!4m5!3m4!1s0x0:0x224b3e2a62b89bc2!8m2!3d43.760515!4d-72.2784704?hl=en-US](https://www.google.com/maps/place/43°45'37.9)

Proposed driveway to
Camp

Tentative Primitive
Camp Site



#27BSB23
Exhibit A-5
#69BAS22

TOWN OF NORWICH, VERMONT
APPLICATION FOR ZONING PERMIT

Owner(s): Richard + Melina Stucker
Mail Address: Po Box 20, 70 Rattrick Town Norwich ST Vt Zip 05055
Day Phone: (802) 649-2025 Eve Phone: _____ Email: richardstucker@gmail.com

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

Description of Proposed Development: APR 500 SF PRIMITIVE CABIN

Street Address: 70 Rattrick RD Zoning District: (RR) VR I VR II VB C/I AQ
Tax Map Lot # 11 - 067-400 Lot Size: 11.410
Building Setbacks- Road Right-of-way: 300' +/- Right Boundary: 300' +/- Left 300' +/- Rear 87'
Size of Building(s)/Additions: Structure A: Width 25' Length 25' Height 12'
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: Fall 2023 Estimated Value \$ 60,000 # of Bedrooms NONE

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 11/21/22

- Zoning Office Checklist:**
- ☐ Flood Hazard Area
 - ☐ Wetlands
 - ☐ Septic Location
 - ☐ Water Supply
 - ☐ Parking
 - ☐ Shoreline
 - ☐ Aquifer Protection
 - ☐ Permit Conditions
 - ☐ Agricultural Exemption
- Comments: #2 ACC 22

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

Fees:

Base Fee	\$ <u>25</u>
Sq. Ft. x <u>50¢</u>	\$ <u>50</u>
# of Lots	\$ _____
Recording	\$ <u>15</u>
Other	\$ _____
Total	\$ <u>90</u>
Date Paid	<u>11/21/22</u>
To Finance	<u>11-21-22</u>

Variance	
<input checked="" type="checkbox"/> PRD	
<input checked="" type="checkbox"/> Driveway Access	
<input type="checkbox"/> Wastewater	
Action	Dates
Received	<u>11-21-22</u>
Complete	
Granted	<u>11-21-22</u>
Refused	
Posted at Site	<u>11-21-22</u> <u>1,90</u>
Appeal By	<u>12-5-22</u>
Effective	<u>12-6-22</u>
Expires	<u>12-6-24</u>

Signature of Zoning Administrator [Signature] Date 11/21/2022
Application/Permit # 69BAS22

Point of beginning
for legal description

No. 5 - I.R.F.
10" High
With T&M Cap



bobsurveys21@outlook.com

SUE ANN SCHILLER, REV. TRUST
TAX MAP #11-067.300
PATRELL ROAD

Richard & Melinda Stucker

PARCEL #2

3.11 acres

135,484 sq. ft.

TAX MAP #11-067.401

No. 5 - I.R.F.
6" High
With T&M Cap

S74°58'22"W
538.58'
SUBDIVISION LINE

Point of beginning
for legal description

FARNSWORTH
No. 21

1/5 RE-ROD SET
WITH CAP 6" HIGH
WITH WITNESS STAKE

SUE ANN SCHILLER, REV. TRUST
TAX MAP #11-067.300
PATRELL ROAD

R. POLE

DRIVE

PARKING
CAR
HOUSE

Richard & Melinda Stucker

PARCEL #1

8.35 acres

363,898 sq. ft.

TAX MAP #11-067.400

REFERENCED TO MAP SLIDE 274B - T&M SURVEYS

No. 5 - I.R.F.
6" High

**TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD**

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Lot: #11-067.400
70 Pattrell RD

Site Visit:

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- A-5 Zoning Permit #63BAS22 for Primitive Cabin (110 Pattrell RD) (11-21-22)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties List
- ZA-2 Density Calculation Sheet (06-30-23)

NORWICH PLANNING OFFICE
Density Calculation Sheet

Date	Last	First	Parcel #	Size	Address	
06/29/23	Stucker	Richard	11-067.400	11.45	70 Pattrell Road	
Density Factor						Calculation
Road Type	Paved = 2	CL 3 Gravel = 4	CL 3 Sub = 8	Class 4 = 12		2
Dist. to TH - Miles	< 1.5 x 1	1.5 - 3 x 1.5	3 to 4.5 x 2	4.5 to 5.5 x 2.5	> 5.5 x 3	2
Contiguous to NFD Agreement Land or AT land						1
Yes = x						
No = x 1						2
Density Factor						4
Density - Max. 20						
Developable Area						
Slopes	> 25% 2	15 - 25% 2.3	Total	11.45	Calculation	
Water	Acres	Setback/Buffer		Deduct		
Floodplain				3.15		
Wetland				0		
Stream				0		
Net Acres				8.3		
Total Maximum Lots				2.08		2
Maximum PUD Units				5.73		6