

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
Thursday, August 19, 2021

This meeting was warned for the Multi-purpose room Tracy Hall and on-line via Zoom using the link below:

Join Zoom Meeting https://us02web.zoom.us/j/89900487709
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Members Present: Arline Rotman (Chair), Richard Stucker, Don McCabe, Matt Stuart, Linda Gray
Alternates Present: None
Staff: Rod Francis (Clerk)
Public: Patrick Bradley, Timothy Rockwood, Dennis Kaufman, Jean Baer, Louise Nunan Taylor, Andrew Stewart, Shyla Stewart, Debbie Van Arman, Ben Bailey, Mary Mitchell

- 1) **Call to Order:** Roll Call 7:04pm.
- 2) **Agenda:** McCabe moved and Stucker seconded a motion to approve the agenda.
Motion carried 5 – 0.
- 3) **Minutes of May 20, 2021**
McCabe moved and Stucker seconded a motion to approve the minutes of May 20, 2021,
Motion carried 4 – 0 – 1. For: Rotman, Stucker, McCabe, Stuart. Against: none Abstain – Gray
- 4) **Public Comments and Announcements:** none
- 6) **Boundary Line Adjustments:**
#24BLA21: The Boundary Line Adjustment proposes to transfer ±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.

Francis spoke to his memorandum.

McCabe moved and Stucker seconded a motion that #24BLA21 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
Motion carried 5 – 0. For: Rotman, Stucker, McCabe, Stuart, Gray.

- 7) **Public Hearings 7:26PM:**
#34DE21: Development Envelope Review for tax map parcel 10-189-000, ±33.0 Acres on Olcott RD in the rural residential district. Lot is undeveloped. Application to be reviewed under the Norwich Zoning Regulations.

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

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 5 – 0. For: Rotman, McCabe, Stuart, Stucker, Gray.

Mr. and Ms. Stewart outlined their application; explaining that the proposed envelope was a trapezoid shaped envelope near the eastern boundary of the parcel. The area of the proposed development

envelope is ±1.2 acres, less than four percent of the total parcel area, the proposed single-story buildings would not be visible from Pierce Lane or Union Village Road. While the proposed development envelope is partially in a habitat block as identified in the exhibits impact is minimized by locating it on the eastern edge of the parcel, closest to existing development and Union Village RD, an arterial road.

Board members discussed aspects of the proposal including the total area of the proposed development envelope, the relative significance of steep slopes and medium priority habitat blocks.

Ms. Baer of Pierce Lane asked about the scope of the proposed development. Ms. Van Arman explained that Olcott Road was in fact the old Union Village Road and alerted the Stewarts to the presence of an old cellar hole on their property and a working farm to their south.

At 7:52pm McCabe moved and Stucker seconded a motion to close the hearing. Motion carried 5 – 0. For: Rotman, McCabe, Stuart, Stucker, Gray.

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

In the absence of surveyor Timothy Rockwood Francis introduced the subdivision. The application calls for a creating a ±2.0 acres parcel in the rural residential district (2 acres is the minimum parcel size in this district). The proposed parcel is developed with a dwelling, garage and accessor structure.

At 8:05pm Stucker moved and McCabe seconded a motion to close the hearing. Motion carried 5 – 0. For: Rotman, McCabe, Stuart, Stucker, Gray.

8) Other Business: Zoning 101

Francis introduced the scope and purpose of land use regulations and features of the Norwich zoning regulations. Norwich uses a 'density factor calculator' to determine vested development rights for subdivided parcels in the rural residential district. While Norwich has five zoning districts, the rural residential district accounts for 97 percent of the total land area of the town. Access to municipal infrastructure, terrain, and geology interact with market forces, state regulation (including Act 250 and 'current use') to produce the historic pattern of development.

Meeting Adjourned: 9:05PM

Respectfully submitted,

Rod Francis

Future Meetings:

TBD

DRB Minutes available at:

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

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