

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
Thursday, December 16, 2021

This meeting was warned for Tracy Hall 300 Mian St, Norwich and on-line via Zoom using the link below:

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

Members Present: Arline Rotman (Chair), Richard Stucker, Don McCabe, Matt Stuart, Linda Gray, Patrick Bradley, Sue Pitiger
Alternates Present: None
Staff: Rod Francis (Clerk)
Public: Jeff Goodrich, Linda Cook, Dennis Kaufman, Sue Kaufman, Jonathan Kantar, Ruth Kantar, Avery Rimmer, Keith Moskow

- 1) **Call to Order:** Roll Call 7:04pm.
- 2) **Agenda:** McCabe moved and Pitiger seconded a motion to approve the agenda. Motion carried 7 – 0. For: Rotman, Stucker, McCabe, Stuart, Gray, Bradley, Pitiger.
- 3) **Minutes of October 7, 2021**
Pitiger moved and McCabe seconded a motion to approve the minutes of October 7, 2021. Motion carried 7 – 0. For: Rotman, Stucker, McCabe, Stuart, Gray, Bradley, Pitiger.
- 4) **Public Comments and Announcements:** none
- 6) **Boundary Line Adjustments:**
#59BLA21: The Boundary Line Adjustment proposes to transfer ±60 acres from Tax Map Parcel #03-003.300 to Tax Map Parcel #03-003.300, both lots are developed.

Francis spoke to his memorandum.

McCabe moved and Stuart seconded a motion that #59BLA21 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 7 – 0. For: Rotman, Stucker, McCabe, Stuart, Gray, Bradley, Pitiger.
- 7) **Public Hearings 7:26PM:**
62BCU21 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.

Pitiger moved and Bradley seconded a motion to admit into evidence the exhibits from the applicants. Motion carried 7 – 0. For: Rotman, Stucker, McCabe, Stuart, Gray, Bradley, Pitiger.

Gray moved and McCabe seconded a motion to admit into evidence two exhibits from the Zoning Administrator. Motion carried 7 – 0. For: Rotman, Stucker, McCabe, Stuart, Gray, Bradley, Pitiger.

Jonathan Kantar for the applicants introduced the project summarizing the ways in which the application responded to the items identified in the letter from Rotman to the applicants on behalf of the DRB dated June 14, 2021.

Jeff Goodrich, for the applicant, spoke to the manner in which the proposed dwelling unit was situated within the footprint of the existing barn and workshop, and was designed to be more than one foot above Base Flood Elevation (BFE) in accordance with Norwich Zoning Regulations (NZR) Sec. 5.05(B) (3)(a). Presenting the work of Steve Siegel PE, Goodrich confirmed that the matrix of piers the proposed dwelling unit is to be erected on will have a negligible impact on the floodplain.

Keith Moskow AIA, for the applicants described the elevation drawings submitted in the packet illustrating the first-floor set at more than one foot above BFE, and provide a more general presentation.

The applicant referenced the letter from John Broker-Campbell Regional Floodplain Manager which states the plans as submitted meet the minimum standards as laid out in NZR Sec. 5.05(B) (3)(a).

Board members asked clarifying questions.

McCabe moved and Stucker seconded a motion to close the hearing. Motion carried 7 – 0. For: Rotman, Stucker, McCabe, Stuart, Gray, Bradley, Pitiger.

8) Other Business: Zoning 101

Francis updated the DRB on the Planning Commission reviewing a section of the new draft Land Use Regulations (LUR). The Planning Commission has requested DRB feedback on this work. By consensus the Board agreed to review the document and discuss it at the January 20, 2022 meeting

Meeting Adjourned: 8:35PM

Respectfully submitted,

Rod Francis

Future Meetings:

January 20, 2022

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