

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
AGENDA

Thursday, July 21, 2022
7:00 PM

2

SITE VISIT July 21, 2022 at 4:30 PM Meet at 177 New Boston RD, #37BSUB22, (No Testimony Will be Taken)

ZOOM Access Information:

Topic: Development Review Board

Time: July 21, 2022 07:00 PM Eastern Time (US and Canada)

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| 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 19, 2022
4. Public Comments
5. Announcements and Correspondence
 - a. Update - Steven Bauer, Interim Zoning Administrator
6. Public Hearing at 7:15 PM:
#37BSUB22: Preliminary Plan Review of a Subdivision Application by Norman Miller, Applicant, Judith Von D. Miller, Landowner, to divide Tax Map Parcel #10-113.000 into 2 lots of ± 3.91 acres developed with a dwelling and ± 29.82 acres developed with a dwelling at 177 New Boston 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, May 19, 2022

This meeting was warned for on-line participation via Zoom using the link below:

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

Members Present: Arline Rotman (Chair), Richard Stucker, Don McCabe, Linda Gray, Patrick Bradley
Alternates Present: None

Members Absent: Matt Stuart and Sue Pitiger
Staff: Rod Francis (Clerk) and Steven Bauer, Zoning Administrator
Public: James and Judith Brown

- 1) **Call to Order:** 7:02pm.
- 2) **Agenda:** McCabe moved, and Bradley seconded a motion to approve the agenda. Motion carried 5 - 0. For: Rotman, Stucker, McCabe, Gray, Bradley
- 3) **Approve Minutes** - March 17, 2022: McCabe moved, and Stucker seconded to approve the March 17, 2022, Minutes. Motion carried 5 - 0. For: Rotman, Stucker, McCabe, Gray, Bradley.
- 4) **Public Comments:** None.
- 5) **Announcements and Correspondence:**
 - a) Election of Officers
 - i) Gray moved, and Bradley seconded a motion to nominate Rotman as Chair. Motion carried 5 - 0. For: Rotman, Stucker, McCabe, Gray, Bradley
 - ii) Rotman moved, and Gray seconded a motion to nominate Stucker as Vice-Chair. Motion carried 5 - 0. For: Rotman, Stucker, McCabe, Gray, Bradley
 - b) Introduction of Steven Bauer, Interim Zoning Administrator - Rod Francis introduced Steven Bauer, Interim Zoning Administrator a Senior Planner at TRORC and providing Zoning Administrator services for Randolph, Woodstock, and Norwich.

- 6) **Boundary Line Adjustments:**
 - a) #8BLA22: Merge Parcel 05-151.000 b at 766 New Boston RD into 05-150.000 at 788 New Boston RD, both lots on the east side of New Boston RD. All lands owned by James and Judith Brown and are developed.

Francis spoke to the memorandum.

Stucker moved, and McCabe seconded a motion that #8BLA22 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, Gray, Bradley

- b) #23BLA22: Transfer .04 Acres (1,723 sf) from 16-032.000, 75 Cliff ST, owned by Helene C.R. Miles and William C. Miles to 16-032.100, 81 Cliff Street, owned by Veronica Rassias. Both lots developed.

Francis spoke to the memorandum.

Stucker moved, and Bradley seconded a motion that #23BLA22 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, Gray, Bradley

7) **Other Business:** None.

8) **Meeting Adjourned:** 7:27PM

Respectfully submitted,

Rod Francis

Future Meetings:

TBD

DRB Minutes available at:

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

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Exhibit ZA-1

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

Application Number: #37BSUB22

Lot: 10-113.000
177 New Boston Road

Site Visit: July 21, 2022

Public Hearing Date: July 21, 2022

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

Interested Parties:

NATURE OF APPLICATION - **#37BSUB22:** Preliminary Plan Review of a Subdivision Application by Norman Miller, Applicant, Judith Von D. Miller, Landowner, to divide Tax Map Parcel #10-113.000 into 2 lots of ± 3.91 acres developed with a dwelling and ± 29.82 acres developed with a dwelling at 177 New Boston 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 #37BSUB22, (6-23-22)
- A-2 Subdivision Plan, by Pathways Consulting, LLC, (6-24-22)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (07-06-22)
- ZA-2 Development Review Board Final Plan Review Decision on #42BSUB20 (11-22-20)
- ZA-3 Recorded Mylar from #42BSUB20, Map Slide 576-D (3-3-21)

#37BSUB22
Exhibit A-1
\$715.00

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

Owner(s): JUDITH VON D. MILLER

Mail Address: P.O. Box 333 Town NORWICH ST Vt Zip 05055

Day Phone: (802) 649-5096 Eve Phone: _____ Email: NORMAN.N.MILLER@GMAIL.COM

Applicant (If Different): _____

Mail Address: _____ Town _____ ST _____ Zip _____

Day Phone: _____ Eve Phone: _____ Email: _____

Description of Proposed Development: SUBDIVISION OF PROPERTY WITH TWO EXISTING SINGLE FAMILY DWELLINGS (2-lot subdivision)

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± AC.

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) Judith von D. Miller Date 6/23/22

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 \$ 650.00
 Sq. Ft. x \$ _____
 # of Lots 1 \$ 50.00
 Recording \$ 15.00
 Other \$ _____
 Total \$ 715.00
 Date Paid 6/27/2022
 To Finance 6/27/22

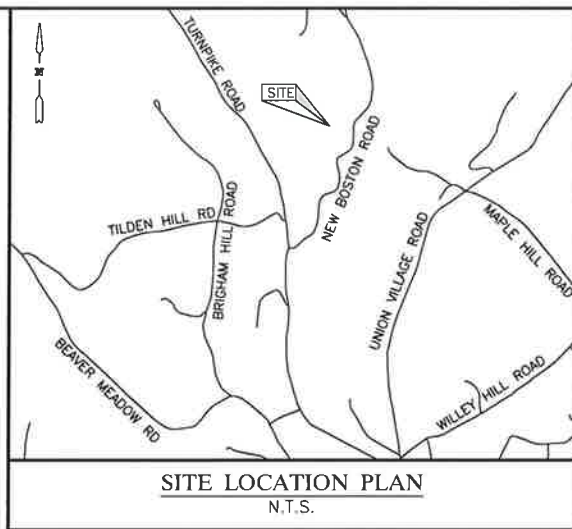
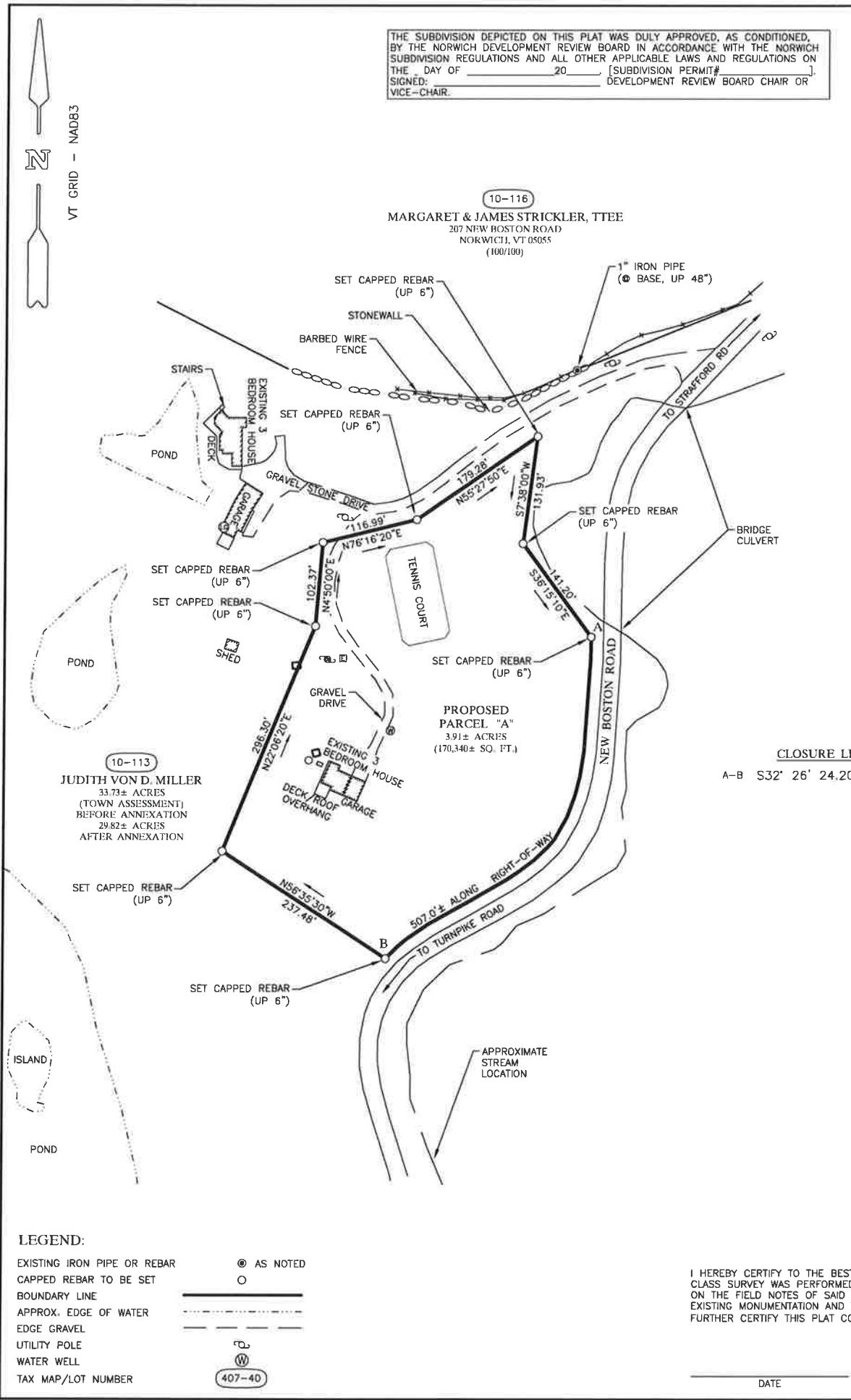
Action

Dates
 Received 6/27/2022
 Complete 6/27/2022
 Granted _____
 Refused _____
 Posted at Site 07-06-2022 APP
 Appeal By _____
 Effective _____
 Expires _____

Signature of Zoning Administrator _____ Date _____

Public Hearing 7-21-22

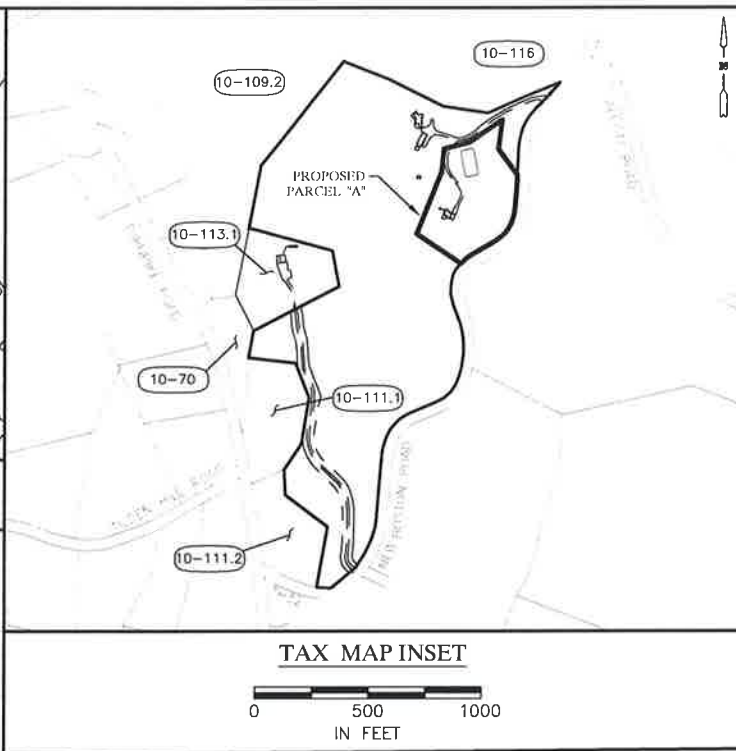
THE SUBDIVISION DEPICTED ON THIS PLAT WAS DULY APPROVED, AS CONDITIONED, BY THE NORWICH DEVELOPMENT REVIEW BOARD IN ACCORDANCE WITH THE NORWICH SUBDIVISION REGULATIONS AND ALL OTHER APPLICABLE LAWS AND REGULATIONS ON THE DAY OF _____, 20____, SIGNED: _____, [SUBDIVISION PERMIT# _____], DEVELOPMENT REVIEW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



PARCEL TABLE

| PARCEL | AREA | DEVELOPMENT RIGHTS |
|------------|--------------|--------------------|
| LOT 10-113 | ±29.82 ACRES | 3 |
| PARCEL "A" | ±3.91 ACRE | 1 |

4 ADDITIONAL POTENTIAL FUTURE LOTS HAS BEEN ALLOCATED TO THE REMAINING PARCEL 10-113 AND NO FURTHER SUBDIVISION OF PARCEL "A" IS POSSIBLE UNDER NSR §3.2(b)(5) AS AMENDED JULY 1, 2009.



- 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 |
| 10-113.1 | SCOTT K. MILLER | 25 NEW BOSTON RD | NORWICH, VT 05055 |
| 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 |
|------|----------|----|
| | | |
| | | |
| | | |

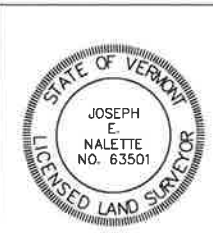
CLOSURE LINE:
 A-B S32° 26' 24.20"W 464.55'

- LEGEND:
- EXISTING IRON PIPE OR REBAR: (Symbol) AS NOTED
 - CAPPED REBAR TO BE SET: (Symbol)
 - BOUNDARY LINE: (Symbol)
 - APPROX. EDGE OF WATER: (Symbol)
 - EDGE GRAVEL: (Symbol)
 - UTILITY POLE: (Symbol)
 - WATER WELL: (Symbol)
 - TAX MAP/LOT NUMBER: (Symbol) 407-40

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



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

0 100 200 300 400 500
 IN FEET

JUNE 24, 2022 SCALE: 1" = 100' PROJ. NO. 13062

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

TOWN OF NORWICH, VERMONT
DEVELOPMENT REVIEW BOARD

Final Plan Review – Notice of Decision

| | |
|--|---|
| Application Number: #42BSUB20 | Lot # 10-113.000 |
| Public Hearing Date October 15, 2020 | |
| Applicant/Landowner: Norman Miller for Judith Von D Miller, owner | 177 New Boston Road, Norwich, VT 05055 |

Interested Parties

Nature of Application – #42BSUB20: Final Plan Review of a subdivision application by Norman Miller to subdivide a lot of ±37.3 acres into a parcel of ±3.01 acres, developed with a seasonal dwelling and an existing driveway with ±34.2 acres remaining as parcel #10-113.000, developed with two dwellings. Application to be reviewed under the Norwich Subdivision Regulations.

The record in this application includes the following documents:

Submitted by Applicant

A-1 Application #42BSUB20
A-2 Subdivision Plan, by Pathways Consulting, LLC
A-3 State Wastewater Permit #WW-3-2899

Submitted by Zoning Administrator

ZA-1 Documents and Interested Parties list
ZA-2 Density Calculation Information
ZA-3 Driveway Access to Lot 2 Correspondence

1. FINDINGS OF FACT AND CONCLUSIONS OF LAW

General Findings

1. This application (“Application”) for final plan review is brought by Norman Miller for Judith Von D. Miller, owner. The Application proposes a two-lot subdivision dividing Lot# 10-113.000 being ±37.3-acres into a new parcel of ±3.1 acres, with ±34.2-acres remaining. The application is to be reviewed under the Norwich Subdivision Regulations
2. The property is a ±37.3 acres lot in the Rural Residential District at 177 New Boston Road, a Class 3 road
3. The proposed ±3.1acre parcel is serviced by a private drive with access on New Boston Road, a Class 3 road
4. The primary land use of abutting properties is residential

Review of Development Criteria

NSR §2.1 (C) Determination of Waiver Status

5. Applicant did not request a waiver.

NSR §2.3 (A) – Preliminary Plan Review – Applicability

6. Applicants participated in pre-application meetings in accordance with §2.2. Pre-Application Meeting. The applicants described a two-lot subdivision with one existing seasonal dwelling on a parcel of ±3.1 acres, and a remaining parcel of ±34.2-acres with two dwellings.

Conclusion:

The application is complete and fulfills all requirements for final plan review under NSR Table 2.1, as enumerated in Table 2.2 and under NSR Article 3 (see below).

NSR Table 2.2 Note (2) – Exemption from Requirement to Survey Large Parcel

7. Parcel is under 50 acres, so does not qualify for this exemption.

NSR §3.3 (B) – Establishment of Development Envelopes

8. The seasonal dwelling unit on the proposed parcel is pre-existing. The two dwellings on parcel 10-113.000 are pre-existing.

Conclusion:

The criteria in NSR §3.3 (B) do not apply.

NSR §3.3(C) – Protection of Wetlands, Floodplains, and Surface Waters

9. (1) Wetlands: proposed parcel does not contain mapped wetlands (see A-2).

(2) Flood Hazard Area: proposed parcel is not in the Special Flood Hazard Area (SFHA) (see A-2)

(3) Surface Waters: proposed parcel has no surface waters as shown on the survey (see A-2). Two ponds are identified to the north and east of the proposed parcel on the remaining parcel

Conclusion:

The criteria in NSR §3.3 (C) are met.

NSR §3.3(D) – Protection of Steep Slopes, Prominent Knolls and Ridgelines

10. (1) Development Envelope Slope: the proposed parcel has a preexisting structure. There are no prominent knolls or ridgelines. The proposed parcel has slopes between zero and fifteen percent. The proposed parcel is not in the Ridgeline Protection Overlay District (see A-2)

(2) Development Envelope and Structure Height: the proposed parcel has a seasonal structure situated such that it does not exceed the height of the adjacent tree canopy. The structure is not visible from any public roads in Norwich. The adjacent tree canopy is 100 feet high; the existing structure is lower than 35 feet, the maximum height allowed in the rural residential district (see A-2)

(3) Wooded Site Maintenance of Forest Cover: the structure is not visible from any public roads or properties in Norwich. The proposed lot is wooded (see A-2)

(4) Development Envelope in the Ridgeline Protection Overlay District: the property is not in the Ridgeline Protection Overlay District as identified on Norwich Zoning Map 5, Ridgeline Overlay District (see A-2)

(5) Access Roads and Utility Corridors: The proposed parcel is already serviced by a private driveway approximately 1,400 feet in length. A proposed 50 feet ROW is shown (see A-2)

Conclusion:

The criteria in NSR §3.3(D) are met.

NSR §3.3(E) – Protection of Wildlife Habitat and Natural Areas

11. (1) Development Envelopes located to minimize Wildlife Habitat and Natural Area Impact: the ANR Natural Resources Atlas indicates most of the proposed parcel is mapped as a deer wintering yard. The proposed parcel is already developed with a seasonal dwelling. The driveway alignment already exists. (see A-2)

(2) Fragmentation of Natural Areas and Wildlife Habitat: Board may request a wildlife assessment or consultation with the Department of Fisheries and Wildlife. No assessment or consultation was requested

(3) Roads, Driveways and Utilities Designed to Minimize Fragmentation: the driveway is preexisting (see A-2)

(4) Identified Natural Areas and Wildlife Habitat: the ANR Natural Resources Atlas does not identify any other natural areas or wildlife habitat, see §3.3(E)(1) (above) (see A-2)

Conclusion:

The criteria in NSR §3.3 (E) are met.

NSR §3.3(F) – Protection of Historic and Cultural Resources

12. (1) Historic Features: the proposed parcel does not interfere with any identified historic or cultural resources. No historic or cultural resources were identified on the proposed parcel (see A-2)

(2) Sites Identified as Archeologically Sensitive: the Board has authority to require a site assessment and documentation prior to development. The site is not identified as archeologically sensitive. The board made no such requirement.

(3) Subdivision maintains Historic Context of Site: the proposed parcel is already developed with a seasonal dwelling, which is not visible from off the property (see A-2)

Conclusion:

The criteria in NSR §3.3 (F) are met.

NSR §3.3(G) – Protection of Farm Land

13. The land subject to this application is wooded, with four ponds on. There are no mapped prime or statewide significant agricultural soils present

Conclusion:

The criteria in NSR §3.3 (G) do not apply.

NSR §3.3(H) – Protection of Forest Resources

14. (1) Subdivision will create a parcel of ±3.1 acres. There will be no change to the existing forest management plan on the remaining ±34.2 acres (see A-2).

Conclusion:

The criteria in NSR §3.3 (H) do not apply.

NSR §3.3(I) - Protection of Scenic Resources

15. Development envelopes shall be located and configured to avoid undue adverse impacts to scenic resources. The proposed parcel is not visible from public roads or properties in Norwich. The property is not located in any scenic resource area as identified in Norwich Resource Map C, Scenic Resource Areas (see A-2)

Conclusion:

The criteria in NSR §3.3 (I) are met.

NSR §3.4(C) - District Settlement Patterns

16. Subdivisions in Rural Residential and Village Residential District II Reinforce the Districts Character: The proposed parcel is already developed with a seasonal dwelling. The structure not visible from public roads or properties in Norwich. (see A-2)

Conclusion:

The criteria in NSR §3.4(C) are met.

NSR §3.5 - Storm Water Management and Erosion Control

17. (D) Compliance with the Vermont Stormwater Regulations, as evidenced by an approved state stormwater permit, will indicate compliance with this section. Proposed parcel is already developed with a seasonal dwelling and a driveway approximately 1,400 feet in length. The survey shows no evidence of culverts or other stormwater management devices in the proposed ROW (see A-2)

Conclusion:

The criteria in NSR §3.5 are met.

NSR §3.6(A) – Municipal Facilities and Services

18. The proposed two-lot subdivision will not create a burden on municipal facilities or create unreasonable demand for public services (see A-2)

Conclusion:

The criteria in NSR §3.6(A) are met.

NSR §3.6(B) – Fire Protection–

19. There is a dry hydrant within 5,000 ft. of the proposed house site

Conclusion:

The criteria in NSR §3.6 (B) are met.

NSR §3.6(C) – Emergency Access

20. The proposed parcel is already serviced by a driveway of approximately 1,400 feet in length. (see A-2)

Conclusion:

The criteria in NSR §3.6 (C) are met.

NSR §3.7 – Roads, Driveways and Pedestrian Access

21. Road Standards. Not applicable the driveway only serves one lot (see A-2)

Conclusion:

The criteria in NSR §3.7 do not apply.

NSR §3.8 – Water Supply and Wastewater Management

22. Water Supply. The proposed parcel is served by State Wastewater Permit #WW-3-2899 (see A-2)

Conclusion:

The criteria in NSR §3.8 is met.

NSR §3.9 – Utilities

23. Location: All utilities will follow the existing driveway to minimize site disturbance. No easements are needed to bring power to the new lot (see A-2).

Conclusion:

The criteria in NSR §3.9 is met.

2. CONDITIONS

- A. The final plat shall conform to the specifications and content requirements in Section 2.7 of the Norwich Subdivision Regulations and shall be recorded in the Norwich Land Records within 180 days of the approval. An extension of 90 days may be requested if State Permits are still pending after 180 days.
- B. The development approved by this NOD shall be completed in strict compliance with these Conditions and with the project plans reviewed by the DRB consistent with and subject to the findings, conclusion and conditions of this NOD. No zoning or building permit shall issue contrary to the terms hereof.
- C. The allocation of 4 additional potential future lots shall be allocated to the remaining parcel #10-113.000 (under NSR §3.2(b)(5)).
- D. Any future development on areas with slopes over 15% will require an erosion and sedimentation control plan based on the standards in *The Low Risk Site Handbook for Erosion Prevention and Sediment Control 2006* (published by the Vermont DEC – Water Quality Division) This Plan shall be submitted with the zoning permit application for review by the zoning administrator.
- E. This approval and any permit issued hereunder shall be binding on the property as well as each Landowner and Applicant, and each of any and all successors and assigns, and shall be void upon the default, non-compliance, or non-performance of any of these conditions.
- F. Consistent with our authority to impose conditions deemed necessary to ensure that the proposed development conforms to the subdivision review standards, the DRB may choose to arrange one or more site visits to review the efficacy of the terms and conditions set out in this NOD. Any site visits will be scheduled to occur after all or substantially all site work has been completed. As a condition for approval of the proposed development, the landowner's and/or applicant's cooperation in arranging and conducting these site visits is required.

NOTE:

The conditions set forth herein shall be recorded in the Norwich Land Records at the office of the Town Clerk of Norwich within 45 days of this Notice of Decision (“NOD”) by the Norwich Planning Office.

3. DECISION

The Norwich Development Review Board hereby APPROVES this final subdivision application subject to the conditions listed in Section II above.

Norwich Development Review Board

A handwritten signature in black ink that reads "Arline S. Rotman". The signature is written in a cursive style with a large initial 'A' and a long horizontal stroke at the end.

Arline Rotman, Chair
Norwich Development Review Board

November 22, 2020

APPEALS OF DECISIONS OF THE DEVELOPMENT REVIEW BOARD

Title 24 V.S.A. § 4471. Appeal to environmental court:

(a) Participation required. An interested person who has participated in a municipal regulatory proceeding authorized under this title may appeal a decision rendered in that proceeding by an appropriate municipal panel to the Environmental Division. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. An appeal from a decision of the appropriate municipal panel, or from a decision of the municipal legislative body under subsection 4415(d) of this title, shall be taken in such manner as the Supreme Court may by rule provide for appeals from State agencies governed by 3 V.S.A. §§ 801-816, unless the decision is an appropriate municipal panel decision which the municipality has elected to be subject to review on the record.

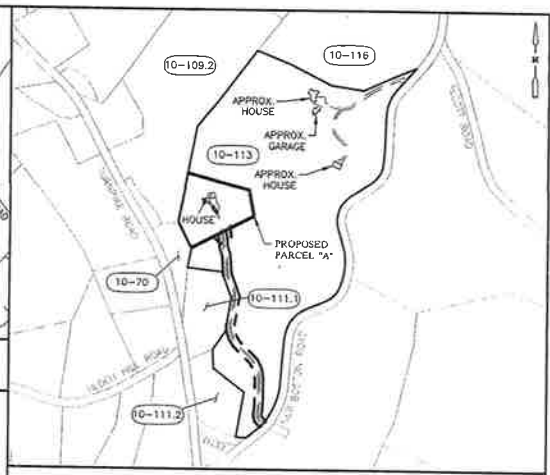
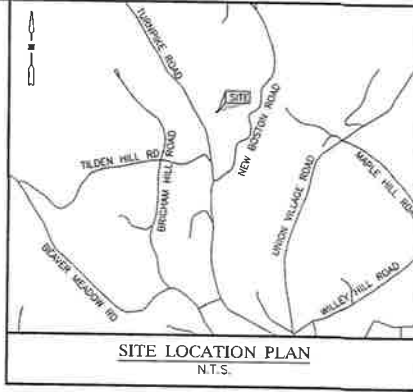
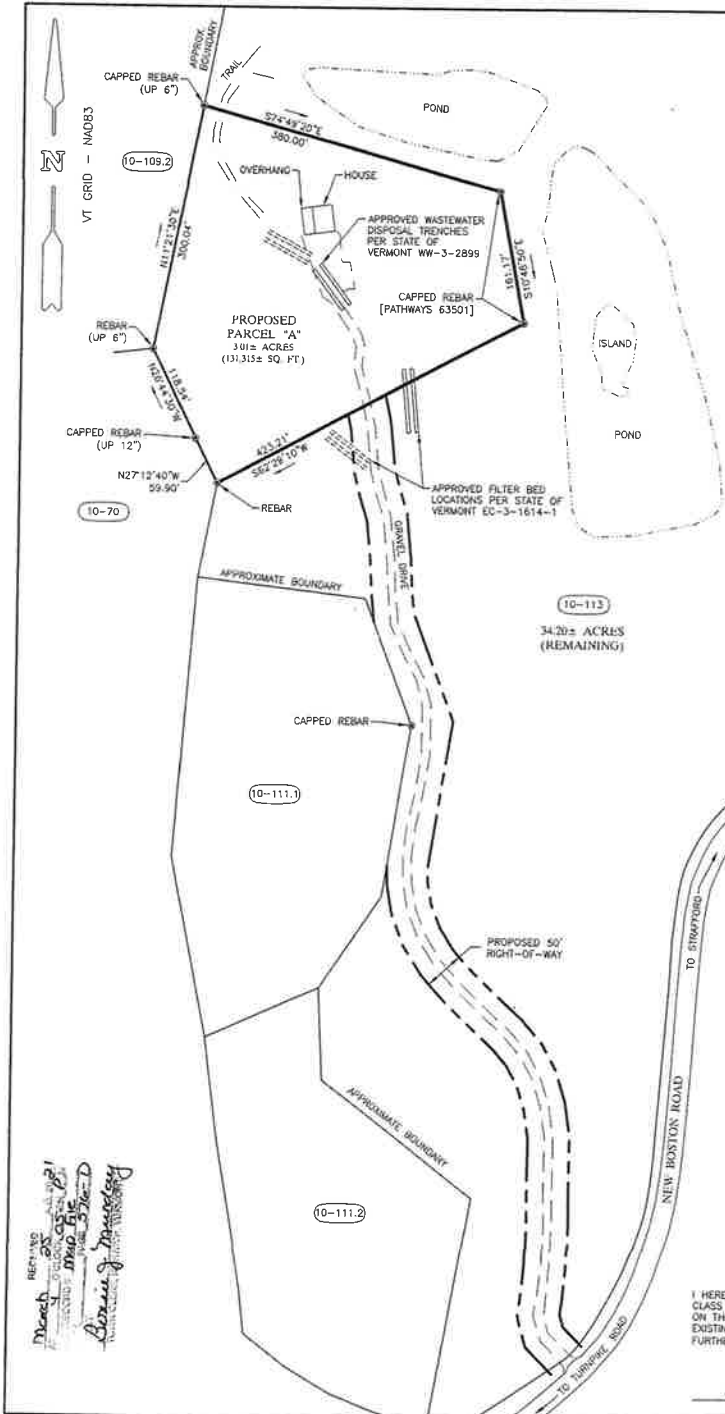
(b) Appeal on the record. If the municipal legislative body has determined (or been instructed by the voters) to provide that appeals of certain appropriate municipal panel determinations shall be on the record, has defined what magnitude or nature of development proposal shall be subject to the production of an adequate record by the panel, and has provided that the municipal administrative procedure act shall apply in these instances, then an appeal from such a decision of an appropriate municipal panel shall be taken on the record in accordance with the Vermont Rules of Civil Procedure.

(c) Notice. Notice of the appeal shall be filed by certified mailing, with fees, to the Environmental Division and by mailing a copy to the municipal clerk or the administrative officer, if so designated, who shall supply a list of interested persons to the appellant within five working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person, and, if any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the Division to intervene.

Vermont Superior Court
Environmental Division
32 Cherry Street
2nd Floor, Suite 303
Burlington, VT 05401
Voice: 802-951-1740

www.vermontjudiciary.org/GTC/Environmental/default.aspx

Notice of the appeal shall be filed within 30 days of the date of the DRB Final Plan Review.



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 4 DAY OF April 2021 (SUBDIVISION PERMIT 1235-8-20).
SIGNED: Joseph E. Nallette DEVELOPMENT REVIEW BOARD CHAIR OR VICE-CHAIR

| PARCEL TABLE | | |
|--------------|--------------|--------------------|
| PARCEL | AREA | DEVELOPMENT RIGHTS |
| LOT 10-113 | ±34.20 ACRES | 4 |
| PARCEL "A" | ±3.01 ACRE | 1 |

4 ADDITIONAL POTENTIAL FUTURE LOTS HAS BEEN ALLOCATED TO THE REMAINING PARCEL 10-113 AND NO FURTHER SUBDIVISION OF PARCEL "A" IS POSSIBLE UNDER NSR §3.2(b)(5) AS AMENDED JULY 1, 2009.

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 | 3800 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 |
|-----------|--|-----|
| 3-03-2021 | PARCEL TABLE ADDED PER TOWN OF NORWICH | DFM |

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

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).

3/25/21
DATE Joseph E. Nallette
JOSEPH E. NALLETTE, LLS 03501



REPLY TO:
Diane J. Macleod
1040 Pine Street
Norwich, VT 05055
Diane J. Macleod
Vermont State Surveyor