

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
AGENDA

Act 92 OML compliant meeting in response to covid-19 will be conducted via ZOOM

ZOOM Access Information:

Topic: Development Review Board

Time: January 21, 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

Meeting ID: 899 0048 7709

1. Call to Order, Roll Call
2. Approve Agenda
3. Approve Minutes - 10-15-20
4. Public Comments, Announcements and Correspondence
 - a. Correspondence from Cradle & Crayon, Inc. Letter of Support (1-13-21)
5. Administrative Issues and Updates
6. Public Hearings 7:15PM:
 - a. **#57BCU20:** Conditional Use and Site Plan Review for two Daycare Facilities, Application by Immersion Montessori School, LLC and Cradle and Crayon, Inc., Applicants and Tiny Seeds Village, LLC, Landowner, of Lot 11-093.000 at 251 US Route 5 N. Application to be reviewed under the Norwich Zoning Regulations.
 - b. **#58BSUB20:** Preliminary Plan Review of a Subdivision Application by Russell F. Schleipman, Applicant and Landowner, to divide Lot 10-207.100 to create 2 lots at Union Village RD. Proposed Lot 1 to be +/-4.28 acres is undeveloped. Proposed Lot 2 to be +/-10.8 acres is undeveloped. 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-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: manager-assistant@norwich.vt.us

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
Thursday, October 15, 2020

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

Members Present: Rotman (Chair), Teeter, Lawe, Stucker, Carroll, McCabe
Alternates Present: Stuart
Staff: Francis (Clerk)
Public: Sam McWilliams, Adam Hubbard, Scott Miller, Lindsay McClure Miller, Norman Miller, Erik Randall, Jeff Goodrich, Cole Flannery, Linda Cook

- 1) **Call to Order:** Roll Call 7:02pm
- 2) **Agenda:**
McCabe moved and Stucker seconded a motion to approve the agenda. Motion carried 6 – 0.
- 3) **Minutes of 09-17-20**
Lawe moved and McCabe seconded a motion to approve the minutes of September 17, 2020. Motion carried 6 – 0.
- 4) **Public Comments and Announcements:** None
- 5) **Administrative Issues and Updates:**
 - a) Update on DRB training: Francis informed the Board of the upcoming Environmental Court webinar on decision drafting sponsored by VLCT scheduled for October 22, 2020. OML training will be provided by town legal counsel, most likely in November.
- 6) **Boundary Line Adjustment**
 - a) **#35BLA20:** Richard and Linda White, applicants and landowners. The boundary line adjustment proposes to transfer ±0.3 acre from 03-050-100b (undeveloped) to 03-050-100a (developed).

After discussion the Board were satisfied the above application could be considered a “minor realignment” in accordance with the criteria in Article 2.1(D) (1) of the Norwich Subdivision Regulations (page 4).

McCabe moved and Stucker seconded a motion to authorize the Zoning Administrator to approve the filing with the Town of a final plat recording the boundary line adjustment between 03-050-100b and 03-050-100a Motion. carried 6 – 0.
- 7) **Public Hearings (7:15pm)**
 - a) **#44DE20** Development Envelope Review for Lot #05-078.000 (10.2 acres) identified in Scenic Resource Inventory (Map C). Application by Samuel McWilliams. Application to be reviewed under the Norwich Zoning Regulations.

Stucker moved and McCabe seconded a motion to admit documents listed in ZA-1 into evidence. Motion carried 6 – 0.

Adam Hubbard for applicants presented materials in support of board review for a parcel identified as partially in an area depicted in Map C: Scenic Resource Area.

Board members asked questions related to Norwich Zoning Regulations (NZR) Section 3.3

Protection of Natural, Scenic and Cultural Resources (B) Establishment of Development Envelopes, including:

- the distance from the proposed development envelope and the delineated 300 ft area adjacent to Union Village Rd
- the density and type of tree cover
- how to conclude that the elevation difference between the road, the proposed development envelope and tree cover would ensure minimal impact on travelers on Union Village Rd

- b) **#42BSUB20:** Preliminary Plan Review of a Subdivision Application by Norman Miller, Applicant, Judith Von D. Miller, Landowner, to divide Lot 10-113.000 into 2 lots at 177 New Boston Rd. Proposed Parcel of ± 3.01 acres, developed with a seasonal dwelling and an existing driveway. Remaining Parcel 10-113 of ± 34.2 acres is developed with two dwellings. Application to be reviewed under the Norwich Subdivision Regulations.

Norman Miller, applicant, outlined the nature of the application explaining that the proposed subdivision meets all the requirements for the application to be reviewed under Final Plan.

The Zoning Administrator confirmed that all the elements were present to meet the requirements Norwich Subdivision Regulations (NSR) Section 2.1(C) to allow for the waiving of Preliminary Plan Review, including a prepared subdivision plat dated August 2020 by Pathways Consulting LLC showing existing development (permitted seasonal structure), additional property lines and existing development on the remaining parcel and an access permit for the driveway to the proposed parcel "A".

- c) **#43BSUB20:** Preliminary Plan Review of a Subdivision Application by Erik Randall, Applicant, Thomas Randall, Landowner, to divide Lot 05-014.100 into 2 lots at 1268 New Boston RD. Proposed parcel to be ± 4.2 acres is undeveloped. Remaining lot 05-014.100 of ± 8.3 acres is developed with a dwelling and barn. Application to be reviewed under the Norwich Subdivision Regulations.

Erik Randall outlined the nature of the application.

The Zoning Administrator confirmed that the applicant had requested a waiver from Preliminary Plan Review under NSR Section 2.1 (C) and seeking the application to be heard under Final Plan Review (see Exhibit A-3). The Zoning Administrator confirmed receipt of a prepared subdivision plat dated September 2020 by Pathways Consulting LLC showing a development envelope, additional property lines and existing development on the remaining parcel, an access permit has been issued.

- c) **#41BCU20:** Conditional Use for Development in the floodway for a proposed trail bridge across Bloody Brook, Town of Norwich, Applicant and Landowner, of Lot 20-148.000 at 111 Turnpike Rd (Huntley Meadows). Application to be reviewed under the Norwich Zoning Regulations.

The Zoning Administrator representing the applicant (Town of Norwich) requested a continuance to November 19, 2020 to allow time for an engineer to provide a background study to complete the application.

By consensus the board agreed to the requested continuance.

10) **Deliberative Session**

Members entered into deliberative session at 7:52pm

11) Adjournment:

A motion to adjourn was entertained at 8:45pm. Motion carried 6 – 0.

Respectfully submitted,
Rod Francis

Future Meeting:

Thursday, November, 2020 at 7:00PM

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

CRADLE & CRAYON, INC.
45 Lyme Road
Hanover, NH 03755

January 13, 2021

Development Review Board
Norwich
Vermont
Attn: Chair, Arlline Rotman

Dear Ms. Rotman-

I am attaching a letter that our Board Chair, Eleanor Anderson, submitted on August 19, as well as a petition that was brought forward from staff and families on that date. These documents were delivered electronically to Rod Francis and Nate Stearns with the request that they be submitted to the appropriate parties for review along with the initial application. It was my assumption that you and the rest of the board had received these documents.

Just last week I was informed by Rod Francis that the letter should have been addressed to the Development Review Board, to your attention as Chair, and not to the Norwich Planning Commission. Therefore, I am resubmitting it to you for consideration.

This process has been frustrating, and I am attempting to answer all questions and get as much information to the Board as possible prior to the January 21 meeting. We have a long list of families waiting for care and are hoping that we can accommodate them as soon as possible.

I appreciate the time you have all spent on this project and look forward to this project adding a much needed service to the Town of Norwich.

Please let me know if I can provide any further information prior to the meeting. In the zoom meeting I attended with the Fire and Police Chief recently it seemed like all of the questions posed by the group had been answered satisfactorily. If you require another site visit, etc. please let me know. I am working with the State of Vermont to finalize licensing and zoning approval is necessary for that to happen.

I am hoping that Ellie Anderson, our Board Chair, Alida Shriber, Board member and Renee Harvey can join us on the 21st. Ellie and her husband have professional offices in Norwich and Alida and Renee are Norwich residents.

Many thanks.

Brenda

Brenda Danielson
Executive Director
Cradle & Crayon, Inc.

brendadanielson@yahoo.com

(603)381-3459



Cradle and Crayon, Inc.
45 Lyme Road, Hanover NH 03755
(603) 381-3459

~~August 19, 2020~~

January 13, 2021

Norwich Planning Commission
Norwich
Vermont 05055

Development Review Board
Norwich
VT 05055

Dear NPC:

Attn: Chair, Arline Potman

I am writing in support of the request submitted to the Town of Norwich by Tiny Seeds Village, LLC, to approve the use of the property at 251 route 5 north as an early childhood environment.

I am Chairman of the Board of Cradle and Crayon, Inc (CCI). (Board Roster attached). CCI is a private, non-profit small business established for the purpose of managing the child development center located at the Cold Regions Research and Engineering Laboratory (CRREL), 72 Lyme Road, Hanover, NH. The center opened in October of 1990 and served children ages 6 weeks to 6 years old (community families and CRREL employees). The center held the highest standard of any childcare center in the Upper Valley and operated successfully under Cradle & Crayon's management for almost 30 years.

The center was closed permanently on June 5, 2020, leaving a loss of 52 spaces. Cradle & Crayon has maintained their staff and remained open throughout at a satellite location located at 45 Lyme road.

The addition of two new classrooms located on the Norwich site will serve to replace 30 of these spaces, with the added benefit of much needed outdoor space and a natural setting, critical as we attempt to create safe environments for healthy development of our youngest population during these challenging times.

As a clinical psychologist with 35 years of experience working with children and families, my endorsement of this request cannot be overstated. A partnership between Tiny Seeds Village and Cradle & Crayon will provide a comprehensive and individualistic approach to the care and education of our children, and foster a spirit of inclusion among their families. This request promises to fulfill the standards of childcare and early education in Vermont while inviting creative and synergistic opportunities afforded by the outdoors and talented staff. I believe this kind of collaborative and visionary approach exemplifies the future of education as a corner stone of our communities.

Thank you for your kind consideration of this request.

Respectfully yours,

Eleanor Choukas Anderson

Eleanor Choukas Anderson, LPMA
289 Main Street
Norwich, VT 0505

August 19, 2020

IN SUPPORT

This is being sent in support of the request submitted to the Town of Norwich by Tiny Seeds Village, LLC, to approve the use of the property at 251 route 5 north as an early childhood environment. The undersigned are staff and family members of Cradle & Crayon, Inc., in Hanover, NH.

Cradle and Crayon, Inc is a private, non-profit small business established for the purpose of managing the child development center located at the Cold Regions Research and Engineering Laboratory (CRREL), 72 Lyme Road, Hanover, NH. The center opened in October of 1990 and served children ages 6 weeks to 6 years old (community families and CRREL employees).

The center held the highest standard of any childcare center in the Upper Valley and operated successfully under Cradle & Crayon's management for almost 30 years.

The center was closed permanently on June 5, 2020, leaving a loss of 52 spaces. Cradle & Crayon has maintained their staff and remained open throughout at a satellite location located at 45 Lyme road.

The addition of two new classrooms located on the Norwich site will serve to replace 30 of these spaces, with the added benefit of much needed outdoor space and a natural setting, critical as we attempt to create safe environments for healthy development of our youngest population during these challenging times.

<u>Michelle Grant</u> ADAM R CHEVALIER Kevin Stanton Adrienne Mahalaw	<u>Michelle Grant</u> Adam Chevalier Kevin Stanton Adrienne Mahalaw	<u>56 Spencer St Lebanon NH</u> 472 ARCHERTOWN RD 03777 14 Pleasant Street Lyme, NH 03761 4 Haddock Ln West Lebanon NH
<u>Maria Jasper</u> Kate L. Caldon Tricia McKeon Muffi Goodell Chris Shewmaker Rafaela Rabinovitch Mezer Aileen Cunningham Elizabeth M. Powers Benjamin Tobor Dorothy Tobor Tracey Hill Jordan Hill Ashley Cagle Megan Hagen Emily Mehegan Ashley Oronte Shannon Lewis Debbie Loring Erin Lewis Eric Downing Sean Mehegan Ashley Oviatt Marcia Farnham	<u>Maria Jasper</u> Kate L. Caldon Tricia McKeon Muffi Goodell Chris Shewmaker Rafaela Rabinovitch Mezer Aileen Cunningham Elizabeth M. Powers Benjamin Tobor Dorothy Tobor Tracey Hill Jordan Hill Ashley Cagle Megan Hagen Emily Mehegan Ashley Oronte Shannon Lewis Debbie Loring Erin Lewis Eric Downing Sean Mehegan Ashley Oviatt Marcia Farnham	<u>150 Ruddsboro Rd, Etna NH</u> 54 Lyme Rd Hanover, NH 03750 7 Summer St Lebanon NH 03766 3 Sycamore Way, L.A. 05001 21 Montpelier Dr Hanover NH 37 Cedar Dr. Hanover NH 2 Aspen St Etna NH 2 Pipers Ln Hanover NH 03755 202 Dagwood Rd, Etna, NH 03750 387 Meriden Rd Lebo. 2 Pipers Ln Hanover NH 455 US Route 4 Enfield, NH 03748 27 N. Main St. #44 White River Jct. VT 05001 29 Nottingham Circle, Lebanon NH 03766 75 Heatherfield Rd Fairlee VT 05045 17 Benton St, Lebanon NH 03766 72 Amara Lane Canaan NH 03741 58C Winston Dr. Wilder, VT. 05088 6605 Center Rd Cornish NH 03745 1937 N. Dorchester, Dorchester NH 03246 95 Heatherfield Rd Fairlee VT 05045 39 Lake St Enfield NH 45 Oak Ridge Park, N. Haverhill NH

IN SUPPORT

This is being sent in support of the request submitted to the Town of Norwich by Tiny Seeds Village, LLC, to approve the use of the property at 251 route 5 north as an early childhood environment. The undersigned are staff and family members of Cradle & Crayon, Inc., in Hanover, NH.

Cradle and Crayon, Inc is a private, non-profit small business established for the purpose of managing the child development center located at the Cold Regions Research and Engineering Laboratory (CRREL), 72 Lyme Road, Hanover, NH. The center opened in October of 1990 and served children ages 6 weeks to 6 years old (community families and CRREL employees).

The center held the highest standard of any childcare center in the Upper Valley and operated successfully under Cradle & Crayon's management for almost 30 years.

The center was closed permanently on June 5, 2020, leaving a loss of 52 spaces. Cradle & Crayon has maintained their staff and remained open throughout at a satellite location located at 45 Lyme road.

The addition of two new classrooms located on the Norwich site will serve to replace 30 of these spaces, with the added benefit of much needed outdoor space and a natural setting, critical as we attempt to create safe environments for healthy development of our youngest population during these challenging times.

Nancy Oines Nancy Oines 52 Cottage Circle West Lebanon, NH
Lisa Kaestle Lisa Kaestle 4 Cedarwood Lane, West Lebanon, NH
Corinne Sullivan Corinne Sullivan 6 Woodmore Dr. Hanover, NH
Sagar Joshi Sagar Joshi 299 Mount Sp Road, Unit 4, Lebanon NH
Brandon Booker Brandon Booker 207 Chapel Hill Rd Norwich, VT 05055
Eric Chyn Eric Chyn 9 Ledge Rd. Hanover, NH
Marshall Caldwell Marshall Caldwell 54 Lyme Road Hanover, NH 03755
Britton Goodale Britton Goodale 35 Camp Ave West Lebanon, NH 03784
Daniel Chomko Daniel Chomko 196 60 Lyme Rd Hanover NH 03755
Kaitlin Hitchcock Kaitlin Hitchcock 185 Christian St. W. Rte. VT 05001
Brenda Danielson Brenda Danielson 990 Camp Kurn Rd., Bradford, VT 05033

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD

DOCUMENTS AND INTERESTED PARTIES

Application Number: #57BCU20

Lot: #11-093.000
251 US Route 5 N

Public Hearing Date: January 21, 2021

Applicant/ Landowner: Immersion Montessori School LLC; Cradle and Crayon, Inc.
Tiny Seeds Village, LLC
PO Box 114
Norwich, VT 05055

Interested Parties:

NATURE OF APPLICATION - **#57BCU20:** Conditional Use and Site Plan Review for two Daycare Facilities, Application by Immersion Montessori School, LLC and Cradle and Crayon, Inc., Applicants and Tiny Seeds Village, LLC, Landowner, of Lot 11-093.000 at 251 US Route 5 N. Application to be reviewed under the Norwich Zoning Regulations.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #57BCU20 (12-13-20)
- A-2 Cover Letter, by Applicant, (submitted 12-13-20)
- A-3 Project Proposal (submitted 12-13-20)
- A-4 Plans by Pathways Consulting, LLC
 - a. Existing Conditions, Sheet 1 of 2 (12-29-20)
 - b. Site Plan, Sheet 2 of 2 (12-20-20)
- A-5 Letter Addressing the Criteria not Previously Met (submitted 12-13-20)
- A-6 Certificate of Occupancy, Vermont Department of Public Safety, (submitted 12-13-20)
- A-7 Tiny Seeds Norwich Traffic Support Memorandum, by RSG (8-31-20)
- A-8 Child Care Emergency Response Plan, Immersion Montessori School/Cradle and Crayon (12-15-20)
- A-9 Snow Management Plan, (submitted 12-13-20)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (12-23-20)
- ZA-2 DRB Notice of Decision #29BCU20, (9-30-20)

TOWN OF NORWICH, VERMONT
APPLICATION FOR ZONING PERMIT

#57BCU20
Exhibit A-1

Owner(s): Tiny Seeds Village LLC

Mail Address: P.O. Box 114 Town Norwich ST VT Zip 05055

Day Phone: 2013218764 Eve Phone: _____ Email: contact@tinyseedsvillage.com

Applicant (If Different): Immersion Montessori School LLC & Cradle and Crayon Inc.

Mail Address: P.O. Box 114 Town Norwich ST VT Zip 05055

Day Phone: 2013218764 Eve Phone: _____ Email: admin@uvims.com

Description of Proposed Development: See attached: Conditional Use and Site plan approval for two day cares

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

Street Address: 251 Route 5 N Tax Map Lot # 11 - 093 Lot Size: 17 acres

Building Setbacks- Road Right-of-way: 200' + Right Boundary: 200' + Left 200' + Rear 600' +

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 25

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) _____ Date 12-13-20

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 \$ 250.00 CU
Sq. Ft. x \$ 250.00 SPR
of Lots \$ _____
Recording \$ 15.00
Other \$ _____
Total \$ 515.00
Date Paid 12-14-20
To Finance 12-18-20

Action

Received 12-16-20
Complete 12-16-20
Granted _____
Refused _____
Posted at Site 12-24-20 Admin App
Appeal By _____
Effective _____
Expires _____

Signature of Zoning Administrator _____

8/11

Date 12/16/2020

Application/Permit # 57BCU20

Public Hearing 1-21-21

Tiny Seeds Village
251 US Route 5 N, Norwich, Vermont
Cover Letter | Conditional Use and Site Plan Review

BY EMAIL

Norwich Development Review Board

Attn: Rod Francis

300 Main Street, 3rd Floor

Norwich, VT 05055

Re: Tiny Seeds Village, LLC, 251 Rte 5, Norwich, Vermont Conditional Use and
Site Plan Review for two Day Care facilities.

Ladies and Gentlemen:

Enclosed please find an application for Conditional Use Approval and Site Plan Review submitted on behalf of Immersion Montessori School, LLC ("IMS") and Cradle and Crayon, Inc. ("C&C") for the property at 251 Rte 5, Norwich, Vermont. The applicants are seeking approval to use the property for two state-licensed child Day Care facilities. Despite IMS' intention to apply as a state-recognized school in the past, the institution has decided to operate solely as a state-licensed child care facility. A detailed Project Description is attached hereto as Exhibit A and includes a Site Plan. The state-licensing applications for both centers are in-process, and the applicants ask that the Development Review Board review the Project with the understanding that any approval would include a condition that the state licensing process be completed and licenses obtained.

The Project proposes to re-use the existing buildings on the site. No new construction is proposed other than the four-foot high fencing explained in the Project Proposal. The Site Plan included with the application has been prepared by an engineer, and it addresses all the issues previously brought up by the Development Review Board in both previous hearings and the Notice of Decision issued on September 30th, 2020. The applicants appreciate all the time, effort and thought that the Board has put into the

previous application, and hopes that this new application satisfies all the requirements for the Conditional Use of the property.

The application requirements in Table 5.1 ask for an estimate of the traffic to be generated by the Project on a peak and daily basis. The maximum occupancy for the project is up to 6 staff and 40 students for IMS, and 5 staff and 25 children for C&C. On a daily basis, the anticipated traffic is one pickup and one dropoff per student, one a.m. trip and one p.m. trip per staff, approximately 150 trips per day. The dropoff and pickup times for both centers will be staggered (from 7:30am to 9:00am) so that they do not occur simultaneously, and peak hour traffic is estimated at approximately 50 to 60 trips. All the students from both centers will access the Project from the existing driveway access on Rte 5. Staff will also use the Rte 5 access, and will have an assigned parking space.

In addition to the foregoing, the proposed Project satisfies the Site Plan Review standards set forth in Section 5.3 of the Zoning Regulations and the Conditional Use criteria set forth in Section 5.4 of the Zoning Regulations as follows (Regulations are set forth in plain type, discussion of the Project's compliance with the regulations is set forth in italics after each applicable section):

Section 5.03

Site Plan Review

(1) Maximum safety of vehicular circulation between the site and the street network.

The project will utilize an existing curb cut on Route 5 as the main and only access point. While the new site plan provides ample space for parking, both centers plan to organize curbside drop-offs and pick-ups in order to avoid traffic congestion in the parking area.

(2) Adequacy of circulation, parking and loading facilities with particular attention to safety.

For Day Care use, Table 3.3 requires 1 space per employee plus 0.2 spaces per child, based upon the highest expected occupancy. The proposed combined total occupancy for both centers includes a maximum of 11 employees and 64 children, for a total of 25 parking spaces.

The project proposes to locate parking as shown in the Site Plan. The new Site Plan has been designed for a total of 25 parking spaces, and with plans for ADA access and Emergency Vehicle Access. In addition, the centers will coordinate and schedule its programming such that pickup, drop off, and special event times do not overlap, thereby eliminating the need for all parking spaces at the same time. The applicants also propose that the circular space in front of the garage will be used for pickup and dropoff (as well as for deliveries) with staff present to direct traffic and to allow drivers to drop off and pick up their students without having to park and get out of their car.

d. Clearances and turning radii shall be sufficient to accommodate all service and delivery vehicles required for the normal activities on the site, and fire trucks and other emergency Vehicles.

The large circular paved area in front of the garage provides a large area for service

and delivery vehicles as well as fire trucks and other emergency vehicles. In addition, the new Site Plan provides enough space to be used as a hammerhead turnaround for large vehicles. Both the Police Chief and the Fire Chief have reviewed and approved the new Site Plan in regards to Emergency Vehicle Access.

e. Loading and delivery areas within the site shall be provided in accordance with Section 3.09(D), and shall be adequate to meet the anticipated needs of the use in a manner that does not interfere with parking, internal circulation and landscaping.

The large circular paved area in front of the garage will provide area for loading and Delivery. Delivery trucks can use the rest of the parking as a hammerhead turnaround. In addition, deliveries will not be scheduled during pickup and dropoff times.

(3) Landscaping.

No new landscaping is proposed.

(4) Screening.

The existing landscaping and screening will be maintained. The existing natural vegetation on the property provides screening that shield the structures and outdoor areas that will be used for the project from views from the surrounding properties and public roads.

(5) Bicycle & Pedestrian Access.

Bicycle and Pedestrian Access is possible using existing bicycle and pedestrian routes on Rte 5. No new bicycle and pedestrian access is proposed.

(6) Outdoor Storage & Display.

No outdoor storage and display is proposed except that certain playsets and large toys may be stored outside in areas that will be screened from view from surrounding properties and public roads by the existing natural vegetation.

(7) Building Design.

The project seeks to re-use existing buildings. No new buildings are proposed as part of the project.

(8) Lighting.

New outdoor lighting is proposed (see Site Plan).

(9) Stormwater Management.

New Site Plan includes erosion and sediment control considerations to the extent site modifications are needed. The engineer has conducted site observations and measurements to confirm the general accuracy of the LiDAR topography we used to develop project plans. The only area that appears to differ from LiDAR is in the vicinity of 20, 21, 22, and 23 where limited excavation appears to be necessary. The erosion and sediment control specifications on plan sheet 2 should be applied to this limited area of modified grades. On a related note, using existing site conditions is warranted based on the conditions I have observed with the exception of ADA parking and access areas, which should be stabilized with hardpack (or similar) material. Maintaining existing site conditions will avoid any increase in runoff rates. In this context, the engineer's observation of the site has not presented any erosion or sediment transport issues. Finally, if spring conditions in the annual thaw cycle present any issues, the engineer recommends spreading sand or a very fine gravel as a means of stabilization, which, over time, should increase both the stability and permeability of parking and access areas.

(10) Protection of Natural Resources.

The project involves the re-use of existing structures. No new development is proposed and as a result no development will impact natural resources.

(11) Historic Structures.

The project involves only the re-use of existing structures.

(12) Fire and Public Safety.

The fire chief and the police chief have reviewed the proposed project, expressing no concerns about Emergency Vehicle Access. In addition, applicants have worked with both in order to create an Emergency Response Plan for the campus (both buildings included).

(13) Underground Utilities.

The project will utilize the existing utility connections at the property. No new underground utilities are proposed as part of the project.

(D) District Standards. (4) **Rural Residential (RR) District(s).** Development within the RR District(s) shall meet the following standards:

- a. Site design shall be configured to reinforce the district's rural character and historic working landscape, characterized by wooded hillsides and knolls, open fields, and a visual and functional relationship of structures to the surrounding landscape.
- b. Buildings shall be designed in a manner that is compatible with architectural styles within the district with regard to building scale, size, massing and materials.
- c. Buildings shall be sited in a manner that avoids placement on primary agricultural soils or other open farmland, and shall be blended into the site by appropriate landscaping and/or the use of topographic features, or may be required to be screened from view.
- d. Parking for non-residential uses shall be screened from public view and shall not be located within 75 feet of a property boundary.

The Project will re-use existing structures. The existing structures and proposed parking areas are shielded from view from surrounding properties and public roads by

topography and existing, natural vegetation. The proposed parking is also located more than 75 feet from all property boundaries.

Section 5.04 Conditional Use Review (D) General Standards. Conditional use approval shall be granted by the Development Review Board upon finding that the proposed development will not result in an undue adverse effect on the following:

(1) The capacity of existing or planned community services or facilities.

The Project will not adversely affect existing or planned community services or facilities. The Project will be complementary to existing public school offers by offering programs that public institutions schools do not offer (in regards to hours, methodologies and other services). C&C will target children ages 2 to 7: Open from 7:30am to 5:30pm, its programs provide an essential service that is not offered by any public institutions in Norwich. Such offerings will enable community members to have child care so they can go to work. IMS will offer full day Montessori preschool and will also offer foreign language immersion for ages 2 to 6. These are programs that the public schools do not currently offer. (Marion Cross does offer half day preschool, but the Project will create a supplemental alternative to that program as opposed to overstraining the resources by creating additional students for the public preschool program. In addition, the public schools do not currently offer foreign languages for ages 2 to 6). In addition to the foregoing, the Project will offer educational programming in small groups at a facility with extensive outdoor and indoor space that will enable students to learn in space that allows for compliance with COVID-19 social distancing requirements and recommendations.

(2) The character of the area affected.

The property is located in the Rural Residential District. The purpose of the Rural Residential District is as follows:

The purpose of the Rural Residential District is to allow low density development in a rural setting, while protecting the natural resources and limiting development in those areas of town accessed by unimproved or substandard roads. The Rural Residential District is intended principally for agriculture, forestry, residential dwellings and associated home-based uses.

Residential development is encouraged in appropriate locations in a manner that preserves open space and protects natural resources. Only limited commercial uses are allowed, and then only in a manner that avoids unreasonable burdens on town roads and services or other adverse impacts on the rural, residential character of the district.

The project will not have any undue adverse impact on the character of the area as defined by the purpose of the Rural Residential District. The property is approximately 17 acres, and is screened on all sides by existing natural vegetation. The main uses are located in the center of the property, which will help minimize any impact on neighboring Properties.

(3) Traffic on roads and highways in the vicinity.

The Board shall consider the projected impact of traffic resulting from the proposed development on the capacity, safety, efficiency and use of affected public roads, bridges, and intersections. The Board will rely on accepted transportation standards in evaluating traffic impacts, and shall not approve a project that would result in the creation of unsafe conditions for pedestrians, bicyclists, or motorists, or unacceptable levels of service for roads, highways and intersections, unless such conditions or levels of service can be mitigated by the applicant through physical improvements to the road network and/or traffic management strategies, or improvements in public transportation. The primary access for the Project will be on Rte 5. Rte 5 is a U.S. highway and has capacity to handle the expected traffic from the Project. As confirmed by the traffic assessment attached in this application, the existing driveway and intersection meet all the safety standards based on the VTrans Traffic Impact Study guidelines. Pick-up and drop-off times for the Day Care and the Montessori School will be staggered to minimize the traffic at any one point during the day. Staff will have

designated parking spaces that will not interfere with neither the normal operation during pick-up/drop-off nor the access of emergency vehicles.

(4) Ordinances, Bylaws and Regulations in effect.

The Board shall consider whether the proposed development complies with all ordinances, bylaws, and regulations in effect at the time of application, including other applicable provisions of this bylaw, other municipal permit and/or approval conditions (e.g., subdivision, highway access). Conditions may be imposed or incorporated as appropriate to ensure compliance with other municipal regulations, bylaws and ordinances in effect. The Project has been reviewed by the Fire Marshal. The Project is also in the process of obtaining a state permit review and state licensing for the both Immersion Montessori School and Cradle & Crayon day cares.

(5) The utilization of renewable energy resources.

The project will not interfere with the utilization of renewable energy resources.

The applicants look forward to presenting the Project and answering any questions for the Development Review Board at its next public hearing. Please contact me if you need additional information.

Thank you.

Yours truly,

Juan Garceran

Tiny Seeds Village
251 US Route 5 N, Norwich VT
Project Proposal

Use of the Property

The goal of Tiny Seeds Village is to use the property located at 251 US Route 5 N in Norwich (VT) as an educational farm and campus. It would be the home of two child care centers: Immersion Montessori School and Cradle & Crayon. The descriptions and uses of indoor and outdoor spaces are outlined below.

The **indoor space** of the property will be divided into two units with the following description and uses:

- **Unit 1:**

- **Location:** Top floor of main building
- **Use:** Preschool and Kindergarten program with up to 40 children and 6 staff members. Parents would arrive with staggered arrival times within the school schedule between the hours of operation noted below.
- **Used by:** Immersion Montessori School
- **Hours of Operation:** 8:30 am - 5:00 pm Monday through Friday
- **Parking Location:** Parking area (see site plan).

- **Unit 2:**

- **Location:** Detached pool house
- **Use:** Child Care center with up to 25 children and 5 staff members. Parents would arrive with staggered arrival times within the school schedule between the hours of operation noted below.
- **Used by:** Cradle & Crayon
- **Hours of Operation:** 7:30 am - 6:30 pm
- **Parking Location:** Parking area (see site plan).

The outdoor space of the property consists of the following areas and have corresponding intended uses as outlined below:

- **Four Barns and two wooden fences:**
 - To be used as an educational farm for both centers (8-10 livestock: donkeys, cows, sheeps, chickens).
- **Pool:**
 - To be used by the centers with all the security guidelines required by the State.
- **Tennis Court:**
 - To be used as a play area for both centers.
- **Open space:**
 - Approximately 3 acres will be used for crop development as part of the educational curriculum of both centers.
 - Approximately 4 acres will be used for rotational grazing for livestock as part of the educational curriculum of both centers.
 - A wooden playground to be used by both centers.
 - Two fenced-in areas will be used as the main outdoor play areas for both centers.
 - Educational programs for various ages will run during the spring, summer, and fall months.

Changes to the Property

The following changes have been made and approved by the State Fire Marshal:

- **Unit 1:**

- Cover both fireplaces with a wood frame.
- Add doors to all openings to the kitchen.
- Add doors with fire barriers in two places to divide Unit 1 from the basement of the building.
- Replace the adult toilet in two bathrooms with a child toilet.
- Replace carpet in two rooms.
- Install the fire alarm system required for all public buildings.
- One deck will be repaired to meet Vermont Child Care Licensing requirements.
- A small porch will be covered with wood and railing will be replaced.
- Front entrance and walkway will be covered with wood and/or other material to reduce injury hazard.

- **Unit 2:**

- Add child toilets and sinks to two stalls that currently have a shower and a changing space.
- Replace carpet in one area.
- Install the fire alarm system required for all public buildings.

The following changes will be made to the outdoor space of the property:

- **Four Barns and two wooden fences:**

- A wire fence will be installed around the smallest barn to house the chickens and rooster.
- An electric wire will be installed around the wooden fence to keep livestock safe at night.

- A portable electric fence will be used to ensure safe rotation grazing of livestock.

- **Pool and Tennis Court:**

- Tennis court cracks will be filled.
- A 4-ft fence will be installed around the pool.

- **Open space:**

- Approximately 3 acres will be developed for crops.
- A wooden playground is built consisting of wooden boards and fallen trees from the property.
- Different sections of 4-foot wood fence will be installed in order to: (1) create independent play areas, (2) and protect all students from both traffic and changes in ground level.



GENERAL SURVEY NOTES
 1. HORIZONTAL DATUM: VT STATE PLANE 8300 RADIAL (HORIZONTAL FEET) FROM VGS
 02 DATA
 2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (HORIZONTAL FEET) FROM VGS
 02 DATA
 3. PATHWAYS CONSULTING, LLC ASSEMBLED THIS PLAN USING DATA FROM Aerial
 VGS Aerial Imagery is from 2016. Contour data was generated from
 2016 VGS DEMO DATA. VGS DEMO DATA FROM 2016.

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

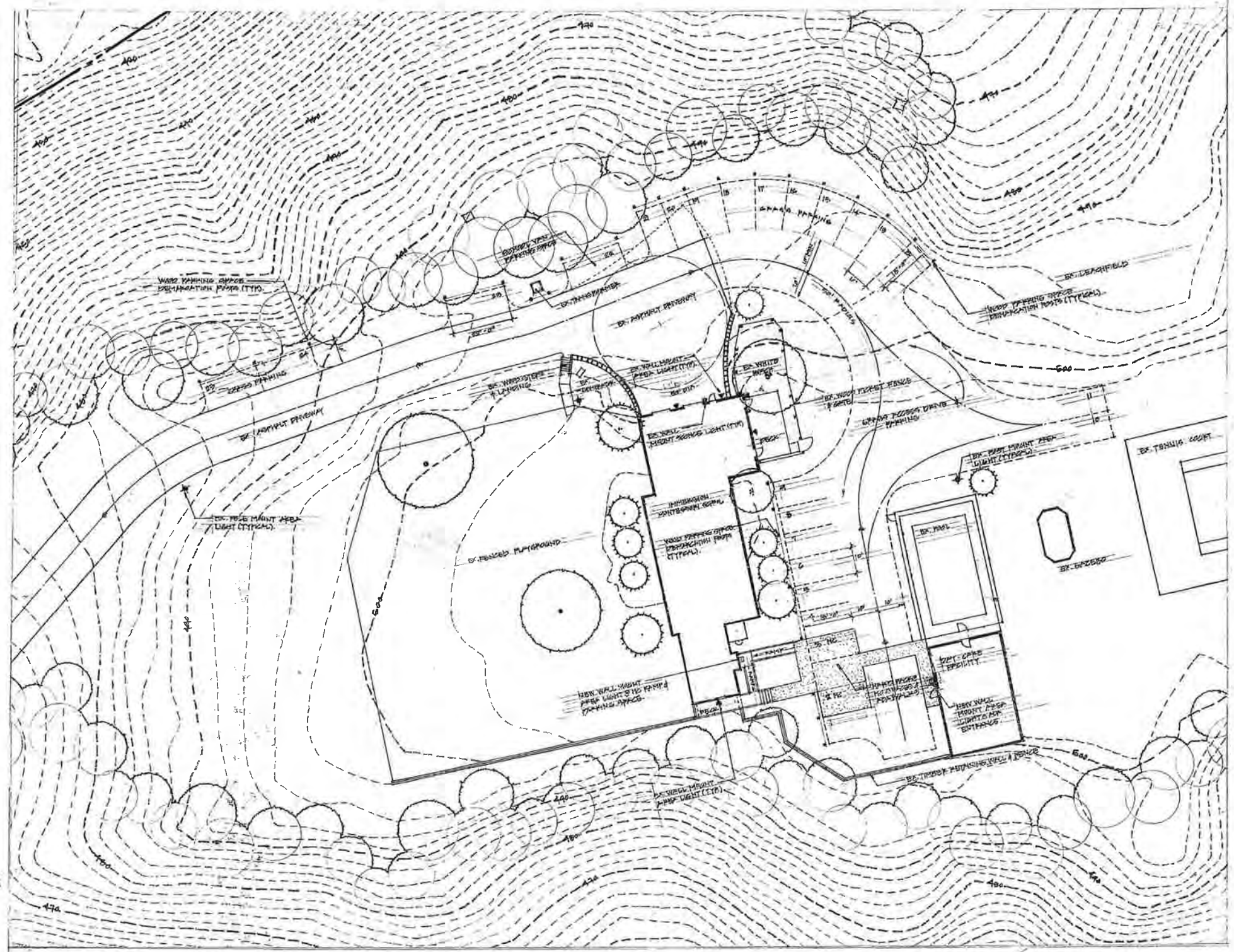
EXISTING CONDITIONS PLAN FOR
TINY SEEDS VILLAGE
 251 ROUTE 5, NORWICH, VERMONT

PATHWAYS CONSULTING, LLC
 240 MECHANIC STREET, SUITE 100
 LEBANON, NEW HAMPSHIRE 03766
 (603) 448-2200

SCALE: AS SHOWN
 DESIGNED BY: PMS
 DRAWN BY: PMS
 CHECKED BY: JSS
 DATE: 05/02/2020 11:24:00
 PROJ. NO. 11700-01

GENERAL SURVEY NOTES:

1. HORIZONTAL DATUM: VT STATE PLANE GRID NAD83 (SURVEY FEET) FROM VCGI GIS DATA.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) FROM VCGI GIS DATA.
3. PATHWAYS CONSULTING, LLC ASSEMBLED THIS PLAN USING DATA FROM VCGI, VCGI AERIAL IMAGERY IS FROM 2016. CONTOUR DATA WAS GENERATED FROM 2016 VCGI LIDAR DATA. VCGI PARCEL DATA FROM 2016.



EROSION CONTROL SPECIFICATIONS

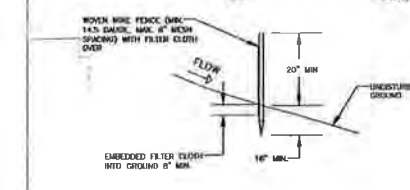
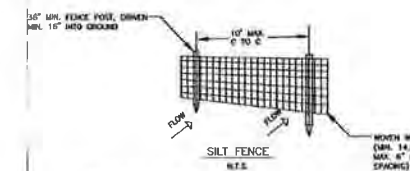
1. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL AND THE VARIOUS STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL.
2. RECOGNIZING THAT IMMEDIATE ATTENTION TO EROSION CONTROL PRACTICES DRAMATICALLY IMPROVES SOIL AND MOISTURE CONSERVATION AND REDUCES NEGATIVE IMPACTS ON WATER QUALITY, THE CONTRACTOR SHALL, ONE HOUR PRIOR TO THE DAY AND TIME OF INSTALLATION OF BOTH TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, IMMEDIATE INSTALLATION OF PRACTICES USUALLY REDUCES LONG TERM COSTS TO THE CONTRACTOR AND PROVIDES BENEFITS TO THE DEVELOPER AND THE PUBLIC GOOD.
3. EROSION CONTROL PRACTICES ARE SHOWN ON THE PLANS WITH RESPECT TO LOCATION AS DETERMINED FROM EXISTING TOPOGRAPHY. CHANGES MAY BE NEEDED IN THE FIELD TO IMPROVE EROSION AND SEDIMENT CONTROL.
4. CONSTRUCTION SHALL PROCEED UNIT BY UNIT TO FACILITATE INSTALLATION OF EROSION CONTROL MEASURES AND THE COMPLETION OF GRADING, SEEDING AND LANDSCAPING AS SOON AS POSSIBLE WITHIN A UNIT. THIS PROCEDURE SHOULD RESULT IN THE EXPOSURE OF THE SMALLEST PRACTICAL LAND AREA AT ANY ONE TIME.
5. AREAS ADJACENT TO STREAMS CALL FOR PARTICULAR ATTENTION WITH REGARD TO SILT INTERCEPTION. INSTALL SILT FENCES AS SHOWN ON PLAN AND IN DETAIL BEFORE EARTHWORK COMMENCES. ADDITIONAL FENCING MAY BE REQUIRED AS WORK CONTINUES.
6. INSTALL STONE CHECKS AS SHOWN, INSPECT AND MAINTAIN ON A DAILY BASIS. CLEAN ACCUMULATED SEDIMENT AS NECESSARY. LEAVE IN PLACE UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
7. SEED AND FILL SLOPES BOTH CALL FOR INTENSIVE EROSION CONTROL MEASURES.
8. ALL DISTURBED AREAS SHALL HAVE TOPSOIL SPREAD (1" MINIMUM) AND BE LIMED, FERTILIZED, SEED, SEEDED AND MULCHED. ALL SLOPES 3:1 (1" MIN) ON 3:1 SLOPES AND STEEPER SHALL HAVE MULCH HELD IN PLACE WITH BIODEGRADABLE (NOT PHOTO-BIODEGRADABLE) AVE NETTING. STORM AND STORM LATCH AREA SHALL BE FERTILIZED, PREPARED, SEEDING AND MULCHED (WITH ANCHORED NETTING IF REQUIRED) WITHIN 72 HOURS OF FINAL GRADING. WHEN TEMPORARY SEEDING CANNOT BE INSTALLED BY SEPTEMBER 15, TEMPORARY SEEDING AND MULCHING OF ALL DISTURBED AREAS SHALL BE INSTALLED IMMEDIATELY AND MAINTAINED IN THAT CONDITION UNTIL PERMANENT PRACTICES CAN BE INSTALLED IN THE FOLLOWING PLANTING SEASON.
9. TEMPORARY SEEDING AND MULCHING OF ALL DISTURBED AREAS SHALL BE INSTALLED IMMEDIATELY AND MAINTAINED IN THAT CONDITION UNTIL PERMANENT PRACTICES CAN BE INSTALLED. IN THE FOLLOWING PLANTING SEASON, TEMPORARY STABILIZATION OF DISTURBED AREAS SHALL BE PREPARED. THE THREE INCHES DEEP MULCH IN FERTILIZED, SEEDING AND MULCHING (1000/1000 SO, 10 FT FERTILIZER, UNIFORMITY APPLY NOT LESS THAN 3000/ACRE (100/1000 SOFT) IF 10-20-20 OR EQUIVALENT, SEEDING SELECT APPROPRIATE SEEDING RATE FROM TABLE 1 BELOW. SPREAD SEEDS UNIFORMITY FIRM SOIL BY ROLLING OR PACKING. IF NOT FEASIBLE, THEN RAKE LIGHTLY TO COVER SEEDS. MULCHING MULCH ALL DISTURBED AREAS WITH 1-1/2 TO 2 TONS OF HAY OR STRAW PER ACRE (70-140/1000 SO FT) ANCHOR ON ALL SLOPES 3:1 OR STEEPER AND FLATTER SLOPES SUBJECT TO HAY OR HAY MULCHING USE OR OTHER BIODEGRADABLE (NOT PHOTO-BIODEGRADABLE) NETTING, STAKING AND STAPLING MAY BE REQUIRED.
10. PERMANENT STABILIZATION OF DISTURBED AREAS: SEED BED PREPARATION, TOPSOIL, CANEY LEAF LIME, LIME, SOIL, FERTILIZER, FREE OF TREE HEDGES, NETTING, STAKES MORE THAN 1-1/2 INCHES IN DIAMETER OR LARGER SHALL BE PLACED OVER ALL DISTURBED AREAS IN A "W" (HAYING) TRACK LAYER. TOPSOIL SHALL BE FREE OF ROCKS AND TOSS MATERIALS. THE THREE INCHES DEEP MULCHING IN THE FERTILIZER AND LIME. APPLY LIME 2 TONS/ACRE (1000/1000 SO, 10 FT FERTILIZER, UNIFORMITY APPLY NOT LESS THAN 3000/ACRE (100/1000 SOFT) IF 10-20-20 OR EQUIVALENT, SEEDING SELECT APPROPRIATE SEEDING RATE FROM TABLE 1 BELOW. SPREAD SEEDS UNIFORMITY FIRM SOIL BY ROLLING OR PACKING. IF NOT FEASIBLE, THEN RAKE LIGHTLY TO COVER SEEDS. MULCHING MULCH ALL DISTURBED AREAS WITH 1-1/2 TO 2 TONS OF HAY OR STRAW PER ACRE (70-140/1000 SO FT) ANCHOR ON ALL SLOPES 3:1 OR STEEPER AND ON FLATTER SLOPES SUBJECT TO HAY, MULCHING AND/OR BIODEGRADABLE (NOT PHOTO-BIODEGRADABLE) NETTING, STAKING AND STAPLING MAY BE REQUIRED.

TABLE 2 SEEDING RATES		POUNDS PER ACRE
SPECIES		
WINTER RYE	2.5 BU OR 112 LBS	2.5 LBS
DAISY	2 1/2 BU OR 112 LBS	2 LBS
ANNUAL RYE	40 LBS	1 LB

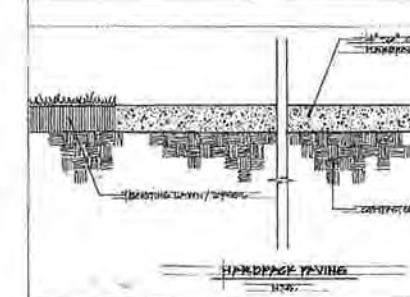
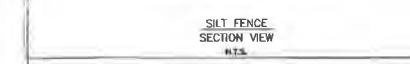
11. TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
12. MAINTENANCE: DURING THE CONSTRUCTION PERIOD AND UNTIL SUCH TIME AS THE LEAVING VEGETATION IS ESTABLISHED.
13. INSPECTIONS: THE ENGINEER SHALL BE CONTACTED ON A REGULAR BASIS TO INSPECT ALL EROSION CONTROL PRACTICES AS WELL AS THE MAINTENANCE OF THE EROSION CONTROL COMPONENTS. INSPECTIONS SHALL OCCUR AT LEAST ONCE EVERY SEVEN DAYS AND AFTER A PRECIPITATION EVENT THAT CAUSES RUNOFF TO LEAVE THE SITE. EROSION CONTROL PRACTICES SHALL BE IN STRICT ACCORD WITH THE APPROVED PLANS AND SPECIFICATIONS.
14. INSPECTIONS: THE ENGINEER SHALL BE CONTACTED ON A REGULAR BASIS TO INSPECT ALL EROSION CONTROL PRACTICES AS WELL AS THE MAINTENANCE OF THE EROSION CONTROL COMPONENTS. INSPECTIONS SHALL OCCUR AT LEAST ONCE EVERY SEVEN DAYS AND AFTER A PRECIPITATION EVENT THAT CAUSES RUNOFF TO LEAVE THE SITE. EROSION CONTROL PRACTICES SHALL BE IN STRICT ACCORD WITH THE APPROVED PLANS AND SPECIFICATIONS.
15. ALL BATHS SHALL BE CONVEYED PRIOR TO COLLECTING RUNOFF TO THEM.
16. THE MAXIMUM AMOUNT OF AREA TO BE DISTURBED AND UNSTABILIZED SHALL BE 1 ACRE AT ANY TIME.
17. THE MAXIMUM AMOUNT OF TIME ANY AREA MAY BE DISTURBED WITHOUT TEMPORARY OR FINAL STABILIZATION SHALL BE 7 CONSECUTIVE DAYS.
18. FOR PROJECTS IN THE TOWN OF HASTINGS, IF EROSION CONTROL FABRIC IS USED, IT SHALL BE BIODEGRADABLE, BUT NOT PHOTO-BIODEGRADABLE.

TABLE 1 PLANT SELECTION AND SEEDING RATES		PER 1000 SQ. FT.
SPECIES	PER ACRE	
WINTER RYE	2.5 BU OR 112 LBS	2.5 LBS
DAISY	2 1/2 BU OR 112 LBS	2 LBS
ANNUAL RYE	40 LBS	1 LB

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL AND THE VARIOUS STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL.
2. RECOGNIZING THAT IMMEDIATE ATTENTION TO EROSION CONTROL PRACTICES DRAMATICALLY IMPROVES SOIL AND MOISTURE CONSERVATION AND REDUCES NEGATIVE IMPACTS ON WATER QUALITY, THE CONTRACTOR SHALL, ONE HOUR PRIOR TO THE DAY AND TIME OF INSTALLATION OF BOTH TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, IMMEDIATE INSTALLATION OF PRACTICES USUALLY REDUCES LONG TERM COSTS TO THE CONTRACTOR AND PROVIDES BENEFITS TO THE DEVELOPER AND THE PUBLIC GOOD.
3. EROSION CONTROL PRACTICES ARE SHOWN ON THE PLANS WITH RESPECT TO LOCATION AS DETERMINED FROM EXISTING TOPOGRAPHY. CHANGES MAY BE NEEDED IN THE FIELD TO IMPROVE EROSION AND SEDIMENT CONTROL.
4. CONSTRUCTION SHALL PROCEED UNIT BY UNIT TO FACILITATE INSTALLATION OF EROSION CONTROL MEASURES AND THE COMPLETION OF GRADING, SEEDING AND LANDSCAPING AS SOON AS POSSIBLE WITHIN A UNIT. THIS PROCEDURE SHOULD RESULT IN THE EXPOSURE OF THE SMALLEST PRACTICAL LAND AREA AT ANY ONE TIME.
5. AREAS ADJACENT TO STREAMS CALL FOR PARTICULAR ATTENTION WITH REGARD TO SILT INTERCEPTION. INSTALL SILT FENCES AS SHOWN ON PLAN AND IN DETAIL BEFORE EARTHWORK COMMENCES. ADDITIONAL FENCING MAY BE REQUIRED AS WORK CONTINUES.
6. INSTALL STONE CHECKS AS SHOWN, INSPECT AND MAINTAIN ON A DAILY BASIS. CLEAN ACCUMULATED SEDIMENT AS NECESSARY. LEAVE IN PLACE UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
7. SEED AND FILL SLOPES BOTH CALL FOR INTENSIVE EROSION CONTROL MEASURES.
8. ALL DISTURBED AREAS SHALL HAVE TOPSOIL SPREAD (1" MINIMUM) AND BE LIMED, FERTILIZED, SEED, SEEDED AND MULCHED. ALL SLOPES 3:1 (1" MIN) ON 3:1 SLOPES AND STEEPER SHALL HAVE MULCH HELD IN PLACE WITH BIODEGRADABLE (NOT PHOTO-BIODEGRADABLE) AVE NETTING. STORM AND STORM LATCH AREA SHALL BE FERTILIZED, PREPARED, SEEDING AND MULCHED (WITH ANCHORED NETTING IF REQUIRED) WITHIN 72 HOURS OF FINAL GRADING. WHEN TEMPORARY SEEDING CANNOT BE INSTALLED BY SEPTEMBER 15, TEMPORARY SEEDING AND MULCHING OF ALL DISTURBED AREAS SHALL BE INSTALLED IMMEDIATELY AND MAINTAINED IN THAT CONDITION UNTIL PERMANENT PRACTICES CAN BE INSTALLED IN THE FOLLOWING PLANTING SEASON.
9. TEMPORARY SEEDING AND MULCHING OF ALL DISTURBED AREAS SHALL BE INSTALLED IMMEDIATELY AND MAINTAINED IN THAT CONDITION UNTIL PERMANENT PRACTICES CAN BE INSTALLED. IN THE FOLLOWING PLANTING SEASON, TEMPORARY STABILIZATION OF DISTURBED AREAS SHALL BE PREPARED. THE THREE INCHES DEEP MULCH IN FERTILIZED, SEEDING AND MULCHING (1000/1000 SO, 10 FT FERTILIZER, UNIFORMITY APPLY NOT LESS THAN 3000/ACRE (100/1000 SOFT) IF 10-20-20 OR EQUIVALENT, SEEDING SELECT APPROPRIATE SEEDING RATE FROM TABLE 1 BELOW. SPREAD SEEDS UNIFORMITY FIRM SOIL BY ROLLING OR PACKING. IF NOT FEASIBLE, THEN RAKE LIGHTLY TO COVER SEEDS. MULCHING MULCH ALL DISTURBED AREAS WITH 1-1/2 TO 2 TONS OF HAY OR STRAW PER ACRE (70-140/1000 SO FT) ANCHOR ON ALL SLOPES 3:1 OR STEEPER AND FLATTER SLOPES SUBJECT TO HAY OR HAY MULCHING USE OR OTHER BIODEGRADABLE (NOT PHOTO-BIODEGRADABLE) NETTING, STAKING AND STAPLING MAY BE REQUIRED.



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- (1) WOMEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIE OR STAPLES.
 - (2) FILTER CLOTH TO BE FASTENED SECURELY TO WOMEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP, MID SECTION AND BOTTOM.
 - (3) WHEN TWO SECTIONS OF FILTER CLOTH ADJACENT EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, COLORED AND CHAINED.
 - (4) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.



REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

SITE PLAN FOR
TINY SEEDS VILLAGE
251 ROUTE 5, NORWICH, VERMONT

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN	2
DESIGNED BY: JMS	
DRAWN BY: JMS	
CHECKED BY: JMS	
DATE: 12/20/2023	
PROJ. NO. 11700-01	SHEET 2 OF 2

Tiny Seeds Village
251 US Route 5 N, Norwich, Vermont
Addressing the Criteria Not Previously Met

List of Criteria Not Previously Met (According to September 30, 2020 Notice of Decision)

6. The criteria for 5.03 (C) (1) for access using the existing curb cut into Goodrich Four Corners Road are not met.

The new proposed use would not utilize the Goodrich Four Corners Road access to the property. Only the US Route 5 access would be used.

10. There are no existing handicap parking spaces. The criteria for 5.03 (C) (2) are not met.

See new Site Plan for a parking plan with 25 parking spaces including 2 designated handicap parking spaces. The ADA parking and access areas conform to the requirements and exceed Vermont ADA standards, which only require one ADA space. The engineer checked the LiDAR topography we used to evaluate the longitudinal slopes of non-ADA spaces and indicated that spaces 24 and 25 appear to be approximately 6.5% and space 12 appears to be approximately 8%. If these spaces are not acceptable for the DRB, the "golf" area can readily accommodate approximately 20 additional spaces that would provide a longitudinal slope less than 5%.

In regards to non-ADA parking spaces, the engineer checked the LiDAR topography we used to evaluate the lateral slope of non-ADA spaces and indicated that spaces 14 and 15 exceed 5%. If these spaces are not acceptable for the DRB, the "golf" area can readily accommodate approximately 20 additional spaces that would provide a lateral slope less than 5%.

11. Confirmation that Norwich emergency response vehicles can negotiate the existing paved area when turning around is not provided. The criteria for 5.03 (C) (2) d are not met.

Several meetings have been conducted between the applicants, Chief Northern, and Chief Frank. The new Site Plan has been reviewed by all the parties involved, and have been concluded that there are no concerns in regards to public safety/emergency vehicle access for the proposed project. Please see the letter from the Norwich Fire Chief confirming that there is adequate fire truck access via the 251 US Route 5 access.

12. No plan was submitted demarcating loading bays, “no parking” zones, or designated school van or bus parking spaces (fire lane , emergency vehicles, waste disposal, bus, taxi, van service). The criteria for 5.03 (C) (2) e are not met.

The new Site Plan shows a dedicated space for a school van by the drop-off. In addition, the circular drop-off space can be used as a loading area. No deliveries will be scheduled during drop-off or pick-up times. Chief Northern, in conjunction with the applicants, has concluded that there is no need for a designated fire lane. According to his assessment, there is enough space to park a firetruck between parking spaces in the new Site Plan (see Chief Northern’s letter).

15. No on-site provisions for pedestrian movements or on-site bicycle racks have been made. No ramps or similar accommodations for disability access are proposed. The criteria 5.03 (C) (5) are not met.

No pedestrian or bicycle access is available on Route 5 N. Therefore, no on-site provisions have been made.

See new Site Plan for the location of two areas designated for disability access. Ramps will be installed in both areas.

18. Accommodation for disability access will necessitate parking lot lighting. The criteria 5.03 (C) (8) are not met.

See new Site Plan for the location of proposed lighting fixtures that would provide parking lot lighting and lighting for access walkway to the proposed buildings.

19. Safe year-round access to at least some parking spaces shown as “available” will necessitate stabilizing existing surfaces which will reduce permeability. Therefore, a stormwater management plan will be required. The criteria for 5.03 (C) (9) are not met.

New Site Plan includes erosion and sediment control considerations to the extent site modifications are needed. The engineer has conducted site observations and measurements to confirm the general accuracy of the LiDAR topography we used to develop project plans. The only area that appears to differ from LiDAR is in the vicinity of 20, 21, 22, and 23 where limited excavation appears to be necessary. The erosion and sediment control specifications on plan sheet 2 should be applied to this limited area of modified grades. On a related note, using existing site conditions is warranted based on the conditions I have observed with the exception of ADA parking and access areas, which should be stabilized with hardpack (or similar) material. Maintaining existing site conditions will avoid any increase in runoff rates. In this context, the engineer’s observation of the site has not presented any erosion or sediment transport issues. Finally, if spring conditions in the annual thaw cycle present any issues, the engineer recommends spreading sand or a very fine gravel as a means of stabilization, which, over time, should increase both the stability and permeability of parking and access areas.

21. Fire and Public Safety. Applicants have not sought review and/or recommendations for development plans by the Norwich fire and police departments. The criteria for 5.03 (C) (12) are not met.

All the items required by the Fire Marshall in the July 31, 2020 Fire Inspection Results have been addressed. As a result, the occupancy permit has been issued. In addition, the applicants have been working with both the Fire Chief and the Police Chief in order to jointly create an Emergency Response Plan (See letters from both Chiefs).

27. The criteria for 5.04 (D) (4) are not met.

To clarify, the Fire Marshall reviewed the site as part of the Child Care Division licensing process. See Occupancy Permit issued by the Fire Marshall (submitted with the application).

FIRE PREVENTION INSPECTION RESULTS

Vermont Department of
Public Safety
Division of Fire Safety

- Central Office – Ph. (802) 479-7561
- Williston, VT – Ph. (802) 879-2300
- Barre, VT – Ph. (802) 479-4434
- Rutland, VT – Ph. (802) 786-5867
- Springfield, VT – Ph. (802) 885-8883

Site Number: _____

Buildings name and address: _____

251 Rts N
Dorset

Owner's name and address: _____

Occupancy by floor: _____

Risk Index: _____

No. of occupants: _____

901

Violations: _____

All violations corrected

Occupancy granted for 50 for main building
and 25 for pool house

Inspection

Date: _____

Type: _____

Hazard Index: ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Compliance with all regulations must be achieved by: _____

Occupancy Granted: Yes

Yes

☒

No

☐

Referred to: _____

Person accompanying Assistant Fire Marshal: _____

Assistant Fire Marshal

cc:

Revised 12/13/05



MEMO

TO: Nate Stearns
FROM: Austin Feula, PE, PTOE
DATE: August 31, 2020
SUBJECT: Tiny Seeds Norwich Traffic Support

RSG has completed an initial traffic assessment of the proposed Tiny Seeds Village project at 251 US-5 in Norwich, VT. This memo documents the estimated trip generation and safety of the existing access associated with the proposed facility.

This traffic assessment includes the following sections:

1. Project Parameters
2. Roadway Characteristics
3. Trip Generation Estimate
4. Safety
 - a. Sight Distance
 - b. Crash Data

In summary, we anticipate the operation of the proposed Tiny Seeds Village to generate fewer than 75 trips in any hour and to have no adverse safety affects. Following VTrans Traffic Impact Study guidelines, we recommend that no further traffic analysis is warranted.

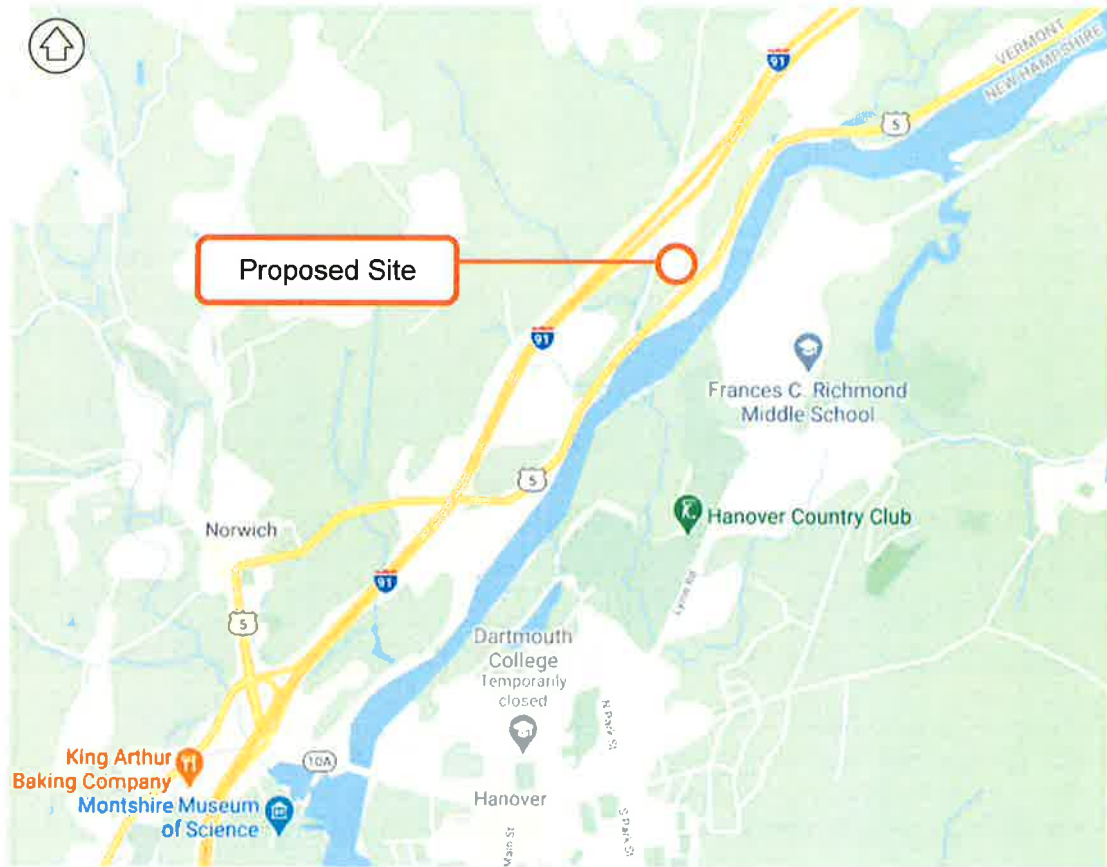
1.0 PROJECT PARAMETERS

The project proposes to convert an existing residential property to a child day care and preschool/kindergarten facility. Details are as follows:

- Up to 35 children a day and 8 staff members for the preschool and kindergarten with operating hours from 8:30 AM to 5:00 PM.
- Up to 30 children a day and 8 staff members for the child day care with operating hours from 7:30 AM to 6:30 PM.
- The preschool and kindergarten space will be located within the main house and occupy approximately 3,690 square feet.

- The child day care space will be located within the pool house and occupy approximately 1,232 square feet.
- Drop-offs are schedule in specific 20-minute windows between 7:00 AM and 9:30 AM
- Pick-ups are schedule in specific 20-minute windows between 2:30 PM and 6:00 PM

FIGURE 1: GENERAL LOCATION OF THE PROPOSED TINY SEEDS VILLAGE IN NORWICH, VT



2.0 ROADWAY CHARACTERISTICS

The section of US-5 proximate to the proposed site access is a two-lane roadway (one lane in each direction) with a posted speed limit of 50 miles per hour. In 2019, VTTrans recorded an annual average daily traffic volume (AADT) of 1,412 vehicles per day along US-5 at station Y031, approximately 3 miles north of the project access. A vehicle classification count performed on September 17, 2014 found that approximately 7% vehicles are trucks at this location.



The posted speed limit along US-5 proximate to the project location is 50 MPH in both directions.

3.0 TRIP GENERATION

Trip generation refers to the number of new vehicle trips originating at or destined for a development. To estimate the number of new vehicle trips for the Tiny Seeds Village, we examined trip generation rates presented in the Institute of Transportation Engineer's Trip Generation Manual 10th Edition. Applying trip generation rates for ITE Land Use 565 (Day Care Center)¹, we calculate the proposed Tiny Seeds Village will generate approximately 51 new vehicle trips during both the AM and PM peak hours.

TABLE 1: TRIP GENERATION ESTIMATES

INDEPENDENT VARIABLE	SIZE	WEEKDAY AM PEAK HOUR *	WEEKDAY PM PEAK HOUR
Students	65	51 (27 / 24)	51 (24 / 27)

** Numbers inside parenthesis represent entering and exiting volumes (enter / exit)*

Additionally, if all 65 students were dropped-off between 7:00 AM and 9:30 AM in individual vehicles there would be a total of 130 vehicle trips in two and a half hours. Assuming a consistent rate of arrivals, this would result in 52 vehicle trips per hour. This is likely a conservative estimate as some vehicles would have more than one student.

3.1 RECOMMENDED GEOGRAPHIC AND SCENARIO SCOPE

VTrans guidelines specify that a traffic study should be considered if the proposed development will generate 75 or more peak hour trips. The geographic scope of the study should also include the immediate access points and those intersections or highway segments receiving 75 or more project-generated peak hour trips.²

As demonstrated above, the proposed development of the Tiny Seeds Village is estimated to generate 51 peak hour vehicle trips based ITE Land Use 565. Following VTrans guidelines, we recommend that no further analysis of traffic operations is necessary.

¹ While the Kindergarten use could be classified as Land Use 534 (Private School K-8) given the context of the site, Land Use 565 was utilized for the entire facility.

² Vermont Agency of Transportation, Policy and Planning Division, Development Review and Permitting Services, *Traffic Impact Study Guidelines* (April 2019).

4.0 SAFETY

4.1 SIGHT DISTANCE

As defined in the 2018 publication *A Policy on Geometric Design of Highways and Streets*, from the American Association of State Highway and Transportation Officials (AASHTO), sight distance is the “the length of roadway ahead that is visible to the driver.”³ Sight distances of sufficient length are necessary at all points along a roadway to ensure vehicles can safely stop or avoid colliding with potential obstructions or other vehicles on the roadway.

Standard practice in assessing intersection safety and operations involves measuring two separate sight distances – **stopping sight distance** and **intersection sight distance**.

Stopping sight distance is the visible distance along a roadway between an advancing motorist and a potential obstacle in the roadway. It is measured from a point representing the approaching driver’s eye and a point representing an obstacle in the roadway.⁴ Stopping sight distances of adequate length are needed along all roadways, both at and away from intersections, so that drivers travelling at design speeds can react to potential obstacles and safely brake to avoid collisions. Design minimum stopping sight distances are calculated based on factors such as design speed, response times, and grades as reported in the *2018 Policy on Geometric Design of Highways and Streets*.⁵

Intersection sight distance is the distance available along the major road travelled way corresponding with the maximum visibility between an advancing motorist on the major road and an entering motorist on an intersecting minor road. It is measured between a point representing the advancing driver’s eye above the major road and a point representing the entering driver’s eye above the intersecting road.⁶

The *2018 Policy on Geometric Design of Highways and Streets* states that the available intersection sight distance should be at least equal to the required stopping sight distance along the major road.

³ American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highways and Streets*, Seventh Edition (Washington D.C.: American Association of State Highway and Transportation Officials, 2018). Page 3-2.

⁴ As noted in the 2018 *Policy on Geometric Design of Highways and Streets* (page 3-15), the height of the driver’s eye is assumed to be 3.5’ above the road surface and the height of a potential obstacle is 2.0’ above the road surface.

⁵ American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highways and Streets*, Seventh Edition (Washington D.C.: American Association of State Highway and Transportation Officials, 2018). Page 3-5 to 3-6.

⁶ As noted in the 2018 *Policy on Geometric Design of Highways and Streets* (page 3-16), the height of the driver’s eye of the approaching vehicle is assumed to be 3.5’ above the road surface of the major road and the height of the driver’s eye of the entering vehicle is assumed to 3.5’ above the minor road surface. The decision point offset from the travel way varies with sight conditions (page 9-38); in this case we assume the decision point is 14.5-feet from the travel way.



"Sight distance is also provided at intersections to allow the drivers of stopped vehicles a sufficient view of the intersecting highway to decide when to enter the intersecting highway or to cross it. If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions."

However, when possible it is desirable to have intersection sight distances that exceed the design minimum stopping sight distances to offer improved operations, such that major road traffic need not decelerate to accommodate entering traffic.

"However, in some cases a major-road vehicle may need to stop or slow to accommodate the maneuver by a minor road vehicle. To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road."

Based on the 50 MPH posted speed limit and level grade along US-5 in the project area, the design minimum intersection sight distance for turning traffic is 480 feet to the north and 555 feet to the south. The design minimum stopping sight distance is 425 feet.

We reviewed sight distances at the existing site drive access. Stopping sight distance exceeded 600 feet looking south from the site drive access. Looking north from the site drive access the stopping sight distance was limited to 390 feet due to a crest vertical curve. Stopping sight distance returned at 800 feet until disappearing again at 1,200 feet north of the site drive access due to a horizontal curve.

Figure 2 was taken at the site drive access from 2.0 feet above the road surface at the edge of the travelled way. This photo shows that sight distances are lost between approximately 390 and 800 feet from the site drive due to a dip in the roadway. A sedan is shown in the photo approximately 500 feet north of the site drive access. While the roof of the vehicle never fully disappears, within the dip the required 3.5-foot height is lost between 390 and 800 feet.

Figure 3 was taken at the site drive access from 2.0 feet above the road surface looking south and shows adequate stopping sight distance.

FIGURE 2: SIGHT DISTANCE FROM EXISTING DRIVEWAY TO THE NORTH



FIGURE 3: SIGHT DISTANCE FROM EXISTING DRIVEWAY TO THE SOUTH



Intersection sight distance looking north from the site drive access is greater than 1,000 feet. Intersection sight distance is substantially greater than stopping sight distance as it



utilizes the height of a driver's eye (3.5 feet) versus the height of a potential object in the roadway (2.0 feet) and due to the grade of the site driveway.

Intersection sight distance looking south from the site driveway is approximately 450 feet. With additional trimming of vegetation intersection sight distance would exceed the desired 555 feet.

The intersection sight distance views (14.5 feet from travelled way and 3.5 feet above roadway surface) are shown below in Figure 4 and Figure 5.

FIGURE 4: INTERSECTION SIGHT DISTANCE FROM EXISTING DRIVEWAY TO THE NORTH



FIGURE 5: INTERSECTION SIGHT DISTANCE FROM EXISTING DRIVEWAY TO THE SOUTH



The 2018 *Policy on Geometric Design of Highways and Streets* states that in many cases existing deficiencies in stopping sight distance may not need to be addressed.

*"The stopping sight distance criteria in Tables 3-1 and 3-2 are appropriate for use in new construction projects where no constraints are present, since stopping sight distances that meet those criteria can typically be readily implemented. Sight distance improvements for projects on existing roads are often very costly. Recent research has found little or no difference in crash experience between crest vertical curves that meet stopping sight distance criteria in Tables 3-1 and 3-2 and those that do not, except where a design feature where drivers may need to change direction or speed is hidden from the driver's view. Therefore, in most cases, design elements at which the stopping sight distance is less than shown in Tables 3-1 and 3-2 may be left in place. However, where a roadway feature such as a horizontal curve, and intersection, a driveway, or a ramp terminal is hidden from the driver's view by the sight distance limitation or where a crash history review as part of the project development process finds a documented crash pattern that may be correctable by a sight distance improvement, improvement of stopping sight distance to the criteria presented in Tables 3-1 and 3-2 should be considered."*⁷

⁷ American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highways and Streets*, Seventh Edition (Washington D.C.: American Association of State Highway and Transportation Officials, 2018). Page 3-7.



While stopping sight distance criteria are not met looking north from the site driveway, intersection sight distance criteria are exceeded. Drivers exiting the site driveway will be able to safely wait outside of the US-5 travelled way before entering and enter without impeding US-5 traffic.

Given the crest vertical curve just north of the site driveway, all snowbanks and vegetation should be removed from intersection sight lines to ensure adequate intersection sight distance.

With proper maintenance of intersection sight lines, the limited stopping sight distance will not adversely affect safety at the site driveway.

4.2 CRASH DATA

RSG reviewed the VTrans 2012 to 2016 High Crash Location Report. There are no high crash sections or intersections within ¼ mile of the existing site driveway. The nearest high crash locations are:

- US-5 MM 1.2 to 1.5, approximately 1.7 miles south of the site drive
- US-5 MM 5.3 to 5.6, approximately 2.1 miles north of the site drive

VTrans maintains a statewide database of all reported crashes along all state highways and federal aid road segments RSG compiled available crash incidents reported by VTrans within ¼ mile north and south of the existing site driveway from January 1, 2015 through December 31, 2019. We identified three crashes along US-5 in this period:

- Crash ID 16NW00935; single vehicle crash; Goodrich Four Corners intersection; September 3, 2016 at 9:23 AM, property damage only
- Crash ID 18NW00714; single vehicle crash; Goodrich Four Corners intersection; July 9, 2018 at 10:09 PM, injury
- Crash ID 16NW00214; ~1,100 feet north of site drive; March 5, 2016 at 7:10 PM, property damage only

There is no apparent crash pattern within these three crashes near the site driveway. Additionally, no existing safety hazards were observed in the field.

Child Care Emergency Response Plan

FCCP/Licensee Name: Immersion Montessori School | Cradle and Crayon

Child Care Program Address: 251 US Route 5 N, Norwich VT 05055

Reviewed/Updated: 12/15/2020

Please note: This plan must be reviewed and updated at least once every 365 days. All staff must be aware of the location of this plan. All parents must be aware of this plan, particularly where children would be taken if evacuated from the childcare facility.

EMERGENCY CONTACTS

Contact	Phone
Police, Fire, Rescue	911
Poison Control	1-800-222-1222
Child Development Division	1-800-649-2642

COMMUNICATION RESOURCES

	Name	Phone	Email
Local Police	Chief Jennifer Frank	802-649-1460 Dispatch: 802-295-9425	jennifer.Frank@vermont.gov
Local Fire	Chief Alex Northern	802-649-1133	ANorthern@norwich.vt.us
Local Rescue			
Local Emergency Management Director	Herbert A. Durfee, III	802-649-1419	manager@norwich.vt.us
Hospital	Dartmouth-Hitchcock	603-650-5000	
Electric Company	Green Mountain Power	(888) 835-4672	
Gas Company	Eastern Propane	(800) 897-7211	
Water Company	Department of Public Works	(802) 649-2209	
Waste Disposal	Beauchene's Waste Service	(603) 443-6354	
Insurance Provider			
Child Development Division	Licenser on duty	1-800-649-2642 option 3	

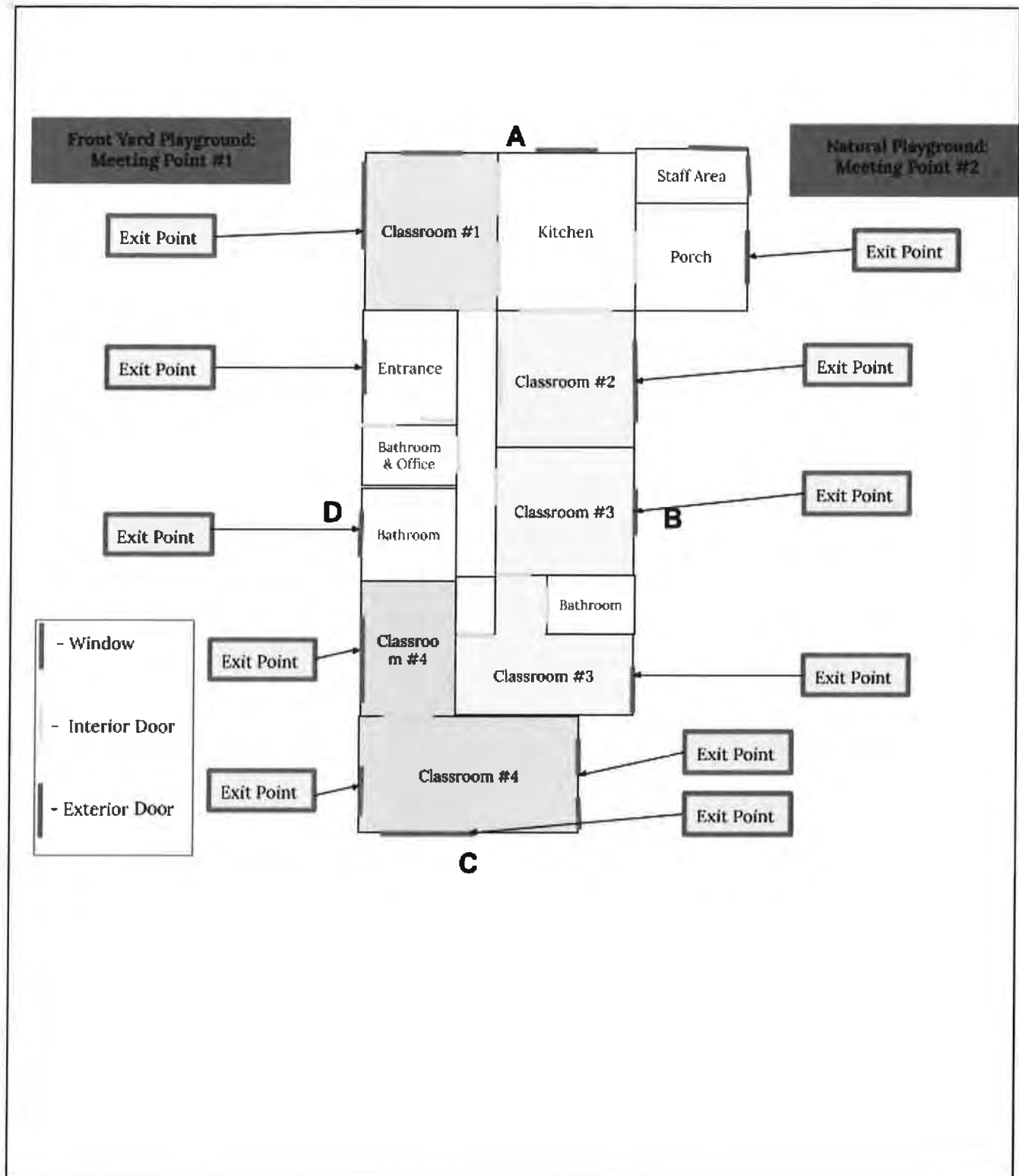
ROLES AND RESPONSIBILITIES

Please use the area below to identify staff responsibilities and chain of command during an emergency. As some staff members may be absent during an emergency, you should identify an individual with primary responsibility as well as a backup individual who will fill that role if the primary individual is absent.

Role	Responsibilities	Primary Name	Backup Name
Emergency Coordinator	Coordinate and monitor the implementation of emergency protocols in emergency situations Communication with Fire and Police Chiefs Implement the evacuation and lockdown drill schedule Contact the outside first point of contact in the context of an emergency Account for all staff members in the case of an emergency.	Brandee Platt	April Smith
Emergency Coordinator Assistant / Floor Warden	Spread the message when the Emergency Coordinator declares an emergency and triggers the appropriate response Assist the emergency coordinator in all her duties.	April Smith	Jordan Barney
Outside Emergency First Point of Contact	Call emergency responders to notify of the emergency.	Paulina Barney [603-359-6630]	Ana Vivancos [201-952-2652]
Children Management	Implement emergency protocols with children in the case of an emergency Ensure everyone's participation in monthly drills Account for all children in the case of an emergency.	Guides	April Smith
Facility Access Coordinator	Monitor utilities such as water and electric power Secure gates, buildings, doors and the like during lockdowns.	C&C Staff Member	C&C Staff Member

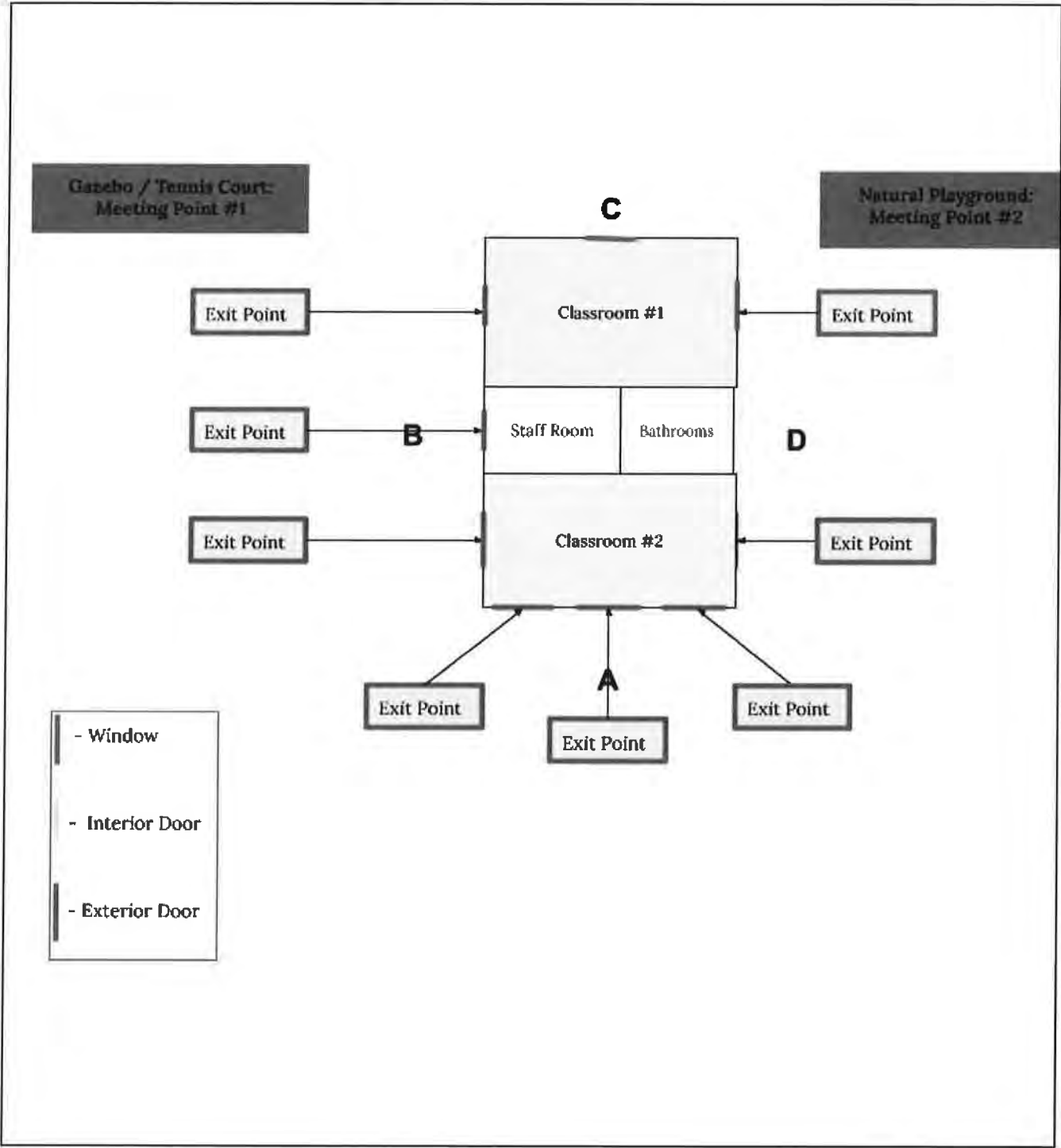
EVACUATION (IMS Building)

Building Evacuation Route Diagram (note: This diagram must be posted on each level of the facility that is used by the children)



EVACUATION (CCI Building)

Building Evacuation Route Diagram (note: This diagram must be posted on each level of the facility that is used by the children)



EVACUATION - Lead children to evacuation location, take attendance, notify if missing, extra or injured children.	
Decision to Evacuate:	Emergency Coordinator
Notification to building occupants (staff, children, parents, volunteers) :	The Emergency Coordinator notifies the teachers of the decision to evacuate via 2-way radios. .
Notification to parents:	The Emergency Coordinator notifies the "Outside Emergency First Point of Contact" of the emergency. The "Outside Emergency First Point of Contact" sends the emergency email to all parents.
Notification to local authorities:	The Emergency Coordinator notifies the "Outside Emergency First Point of Contact" of the emergency. The "Outside Emergency First Point of Contact" notifies local authorities of the emergency.
Evacuation Site – Neighborhood:	
Evacuation Site – Out-of-Town:	
Transportation to Evacuation Sites:	
System to account for all children and staff:	Guides are responsible for accounting for all children. The Emergency Coordinator is responsible for accounting for all staff. Guides and Head Guide will use our attendance record application (Brightwheel) to ensure that all the children are accounted for. Guides and Head Guide always carry a mobile phone provided by the school that is also to be used in the case of an emergency. In addition, Guides and Head Guides have a walkie-talkie as a backup to contact another staff member in case their phone is not working.
Handling Infants, Toddlers and Children with Special Needs:	Guides

SHELTER IN PLACE - Everyone goes inside, and all doors and windows are closed. If you are sheltering in place as a result of a Hazardous Material event, turn off all window fans, air conditioners, exhaust fans, and other sources of outside air.

Decision to Shelter in Place:	Emergency Coordinator Children Management Leader(s)
Notification to building occupants (staff, children, parents, volunteers) :	The Emergency Coordinator notifies the teachers of the decision to shelter in place via 2-way radios. .
Notification to parents:	The Emergency Coordinator notifies the "Outside Emergency First Point of Contact" of the emergency. The "Outside Emergency First Point of Contact" sends the emergency email to all parents.
Notification to local authorities:	The Emergency Coordinator notifies the "Outside Emergency First Point of Contact" of the emergency. The "Outside Emergency First Point of Contact" notifies local authorities of the emergency.
Shelter-in-Place Location:	Basement
System to account for all children and staff:	Guides are responsible for accounting for all children. The Emergency Coordinator is responsible for accounting for all staff. Guides and Head Guide will use our attendance record application (Brightwheel) to ensure that all the children are accounted for. Guides and Head Guide always carry a mobile phone provided by the school that is also to be used in the case of an emergency. In addition, Guides and Head Guides have a walkie-talkie as a backup to contact another staff member in case their phone is not working.
Handling Infants, Toddlers and Children with Special Needs:	Teachers

LOCKDOWN - Lock interior doors, turn out the lights, move away from sight, do not open the door, maintain silence, and take attendance.

Decision to Lockdown:	Emergency Coordinator
Notification to building occupants (staff, children, parents, volunteers) :	The Emergency Coordinator notifies the teachers of the decision to lockdown via 2-way radios. .
Notification to parents:	The Emergency Coordinator notifies the "Outside Emergency First Point of Contact" of the emergency. The "Outside Emergency First Point of Contact" sends the emergency email to all parents.
Notification to local authorities:	The Emergency Coordinator notifies the "Outside Emergency First Point of Contact" of the emergency. The "Outside Emergency First Point of Contact" notifies local authorities of the emergency.
System to account for all children and staff:	Guides are responsible for accounting for all children. The Emergency Coordinator is responsible for accounting for all staff. Guides and Head Guide will use our attendance record application (Brightwheel) to ensure that all the children are accounted for. Guides and Head Guide always carry a mobile phone provided by the school that is also to be used in the case of an emergency. In addition, Guides and Head Guides have a walkie-talkie as a backup to contact another staff member in case their phone is not working.
Handling Infants, Toddlers and Children with Special Needs:	Teachers

LOCKOUT - Bring everyone indoors, lock perimeter doors, increase situation awareness, continue business as usual, and take attendance.

Decision to Lockdown:	Emergency Coordinator
Notification to building occupants (staff, children, parents, volunteers) :	The Emergency Coordinator notifies the teachers of the decision to lockout via 2-way radios. .
Notification to parents:	The Emergency Coordinator notifies the "Outside Emergency First Point of Contact" of the emergency. The "Outside Emergency First Point of Contact" sends the emergency email to all parents.
Notification to local authorities:	The Emergency Coordinator notifies the "Outside Emergency First Point of Contact" of the emergency. The "Outside Emergency First Point of Contact" notifies local authorities of the emergency.
System to account for all children and staff:	Guides are responsible for accounting for all children. The Emergency Coordinator is responsible for accounting for all staff. Guides and Head Guide will use our attendance record application (Brightwheel) to ensure that all the children are accounted for. Guides and Head Guide always carry a mobile phone provided by the school that is also to be used in the case of an emergency. In addition, Guides and Head Guides have a walkie-talkie as a backup to contact another staff member in case their phone is not working.
Handling Infants, Toddlers and Children with Special Needs:	Teachers

HAZARD SPECIFIC PROCEDURES

Specific concerns relating to the location of the program, such as proximity to a nuclear reactor, an area prone to flooding or power loss should be addressed here. Please contact your Local Emergency Management Director to notify them of your location and request information about hazards that may impact your facility.

Hazard:	
Procedure:	
Hazard:	
Procedure:	
Hazard:	
Procedure:	
Hazard:	
Procedure:	
Hazard:	
Procedure:	

TRAINING

Date FCCP/Licensee attended Emergency Preparedness Training: _____
Location of Emergency Preparedness Training: _____

EXERCISES

	Date	Less than 3 minutes?	Sleeping /resting?	Notes
January				
February				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				

Month	Egress (Evacuation) Drill	Lockdown Drill
September	1	1
October	1	
November		1
December	1	
January		1
February	1	
March		1
April	1	
May		1
June	1	

Basic Emergency Supply Kits

There will be one bag per classroom containing all the recommended items for a teacher emergency kit (water, first aid kit, lighting and electrical devices, sanitation and safety supplies, among other things). Two more extra bags will be located at different designated outdoor locations.

Tiny Seeds Village
251 US Route 5 N, Norwich, Vermont
Snow Management Plan

Tiny Seeds Village (TSV) has developed this plan for snow management to accordingly plan for winter operations protocols for snow and ice control for the different facilities within its campus.

Management

- The Tiny Seeds Village (TSV) Property Manager (PM) is responsible for overall facility operational decisions. Following the recommendations of public officials, the national weather bureau forecasts, and an analysis of existing conditions of the campus, the PM is responsible for informing both Cradle & Crayon (C&C) and Immersion Montessori School (IMS) about closures and reopening of facility operations during adverse storm conditions.
- The PM is responsible for supervising the implementation of snow and ice removal procedures as well as contracting these services with local contractors.
- The Site Directors for both C&C and IMS will provide support to the PM in the implementation of this plan.

Contact Information

- The PM may be contacted at 201-937-7641.
- Local contractor: J & S Yard Services, Inc. [802-649-5185]
- C&C Director: Brenda Danielson [
- IMS Director: Juan F Garceran [201-321-8764]

Operation Protocols

- Snow Removal, Sanding, and Snow Storage: TSV has contracted J & S Yard Services for snow removal and sanding of all campus parking. The new Site Plan and the following recommendations from the engineer will be provided:
 - Route 5 Entrance: Snow will be pushed up the hill away from the entrance.
 - Rest of the site: The only place where snow won't be stored is on top of the existing on-site wastewater disposal system (referred to on plan sheet 2 as "Ex. Leachfield"). Snow will be stored in a way that it doesn't compromise either parking availability or emergency vehicle access.
 - Sand will be used where needed in parking areas during winter conditions.
- Pedestrian Access to the Buildings: Snow and ice removal occurs at all buildings, sidewalks, and entranceways. This includes emergency exits, loading space, and other critical campus areas. Rooftops are cleared of snow and any accumulated icicles when determined necessary by the PM. The Site Directors of C&C and IMS, with support of the PM, will implement the appropriate protocols for snow removal in all these spaces. Workers performing shoveling and hand deicing activities are trained on the proper and safe use of this equipment. Workers are trained to remove snow and ice from steps, stairs and ramps, and on the proper amount of de-icing materials to be used.
- All employees are trained to report black ice/refreezing or other unsafe conditions to the Site Directors or PM as soon as possible for necessary response.
- Before, during and after a storm, the PM will regularly supervise the condition of all the facilities on-site, taking any necessary measures to guarantee the safety of employees, students and other guests. In addition, the PM will make sure that supplies are replenished as necessary.

- The priority areas are as follows, in order of priority (snow removal area priorities may be adjusted by PM, depending on weather conditions, time of day, day of the week, and scheduled events):
 - Fire exits of all buildings, handicap ramps, curb cuts, and entrances.
 - Spaces assigned for emergency vehicles parking.
 - Pathways and steps.
 - Drop-off and pick-up area.
 - Parking lots.

Equipment

Snow removal and sanding equipment provided by J & S Yard Services.

An inventory of on-site equipment is maintained at each building area as appropriate for the building area use. Inventory is replenished by November 15th of each year, including:

- Gloves, ice scrapers, shovels, brooms.
- Ice melt blend.
- Snow fencing and landscape fencing.
- Snow markers (fire hydrants, sidewalks, abutments, driveways).
- Ladders and poles for the removal of icicles, which present a danger to pedestrians.
- Ice melt blend, salt and other products are stored on-site in such a way that the materials are not exposed to the elements. Covered salt storage bins will be constructed on site to store salt.

PROPOSED DEVELOPMENT

PROPOSED PLAYGROUND

PROPOSED BUILDING

PROPOSED OFFICE

PROPOSED GARAGE

PROPOSED TREES

PROPOSED LANDSCAPING

PROPOSED DRIVEWAYS

PROPOSED PARKING

PROPOSED FENCING

PROPOSED GATES

There is no parking on either weekdays, weekends or holidays in parking lots between the hours 7:00 pm to 6:00 am from November 1st to April 1st. Any and all violators will be ticketed and possibly towed at the vehicle owner's expense.

Preseason Preparation

By no later than November 15th of each year:

- Snow markers are placed at each hydrant, drain opening, valve, or other necessary installations that could become buried with snow.
- The PM determines the need for snow and landscape fences, and provides for installation.
- Shoveling steps and areas inaccessible to equipment is accomplished by hand labor. Particular attention is paid to clearing handicap access areas.
- The PM will review with the selected company the contract for snow removal and sanding at the beginning of each season.

Postseason Shutdown

- As soon as practical after April 15th, but usually no later than May 15th, snow stakes, safety cones or other devices used during the winter season are removed.
- Deicing materials are inventoried and stored in a designated secure location. Bulk and bagged salt are stored neatly and in such a way so as to maintain the integrity of the product and protect the environment.
- The Director of Facilities Support Services secures and stores snow and ice removal equipment upon completion of repairs in a manner that protects the equipment from damage.

Ice Control

- At critical areas, such as handicap access ramps and entrances, deicer is applied at the beginning of the storm.
- During and after snow removal operations, all practical measures are taken to provide free drainage for melting snow so that cleared surfaces do not become covered with water. This requires inspection each day that significant amounts of snow remain on the ground.
- Icicles are removed from above doors, porches, and pedestrian walkways by roofers, exercising extreme caution at all times to protect pedestrians.
- Frequent inspections during and after storms are made by the PM and the Site Directors, and hazardous conditions are eliminated upon discovery or as promptly thereafter as possible.

TOWN OF NORWICH, VERMONT
DEVELOPMENT REVIEW BOARD
Site Plan and Conditional Use Review

Notice of Decision

Application Number: #29BCU20

Lot #11-093.000

Public Hearing Date August 20, 2020

Continued to September 3 and 17, 2020

Applicant/Landowner: Tiny Seeds Village LLC

251 US Route 5 N

251 Route 5 N, Norwich, VT 05055

Interested Parties

134 Goodrich Four Corners Rd.

Zi Chen

1 Wyeth Farm Circle

West Lebanon, NH 03784

Nature of Application — #29BCU20: Site Plan Review and Conditional Use Review for a Daycare and a Public Facility (school). Application by Tiny Seeds Village, LLC, Applicant and Landowner, of Lot 11-093.000 at 251 US Route 5 N. Application to be reviewed under the Norwich Zoning Regulations (NZR).

The record in this application includes the following documents:

Submitted by Applicant

- A-1 Application #29BCU20 (07-31-20)
- A-2 Cover Letter, by Nate Stearns, Hershensen, Carter, Scott and McGee, PC (07-31-20)
- A-3 Project Proposal (07-14-20)
- A-4 Site Plan (submitted 07-31-20)
- A-5 Letter re: School as an allowed use in the RR District, by Nate Stearns, Hershensen, Carter, Scott and McGee, PC (09-11-20)
- A-6 Cover Letter, by Nate Stearns, Hershensen, Carter, Scott and McGee, PC (09-14-20)
- A-7 Revised Application #29BCU20 (09-14-20)
- A-8 Agency of Education Approval Letter, (08-24-20)
- A-9 Parking Diagram (09-09-20)
- A-10 Tiny Seeds Norwich Traffic Support Memorandum, by RSG (08-31-20)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (09-15-20)
- ZA-2 Driveway Observation, Stan Teeter, DRB Member, (08-26-20)
- ZA-3 Site Visit Notes (corrected), Rod Francis, Zoning Administrator, (08-26-20)

1. FINDINGS OF FACT AND CONCLUSIONS OF LAW

General Findings

1. This application for Conditional Use Approval and Site Plan Review is brought by Tiny Seeds Village LLC. The application was revised between the first hearing date of August 20 and the continued hearing date of September 17, 2020 to propose a Conditional Use and Site Plan Review for a daycare facility and a public facility (school).
2. The property is a ±23.2-acre lot in the Rural Residential District at 251 US Route 5 Norwich, a state highway.
3. The proposed daycare facility and public facility (school) will be serviced by a drive with access on US Route 5 Norwich, a state highway and what is currently an unimproved farm track with access on Goodrich Four Corners Road, a Class 3 paved road, posted at 40mph.
4. The primary land use of abutting properties is residential.
5. There is no indication of wetlands as depicted in the Vermont Agency of Natural Resources (ANR) Natural Resources Atlas <https://anrmaps.vermont.gov/websites/anra5/>.

Review of Development Criteria

Norwich Zoning Regulations § 5.03 Site Plan Review

6. §5.03 (C) (1) Maximum safety of vehicular circulation between the site and the street network

The project will utilize an existing curb cut on US Route 5 as the main access point. A second existing curb cut on Goodrich Four Corners Road will also be used for access via a farm track to the farm buildings and for additional employee and overflow parking.

Conclusion:

Applicants furnished a study (Exhibit A-10) which demonstrates conformance with prevailing VTrans guidelines for access to a state highway and sightline distances. No request for a waiver from town review of the Goodrich Four Corners access was received.

The criteria for §5.03 (C) (1) for access onto US Route 5 are met.

The criteria for §5.03 (C) (1) for access using the existing curb cut onto Goodrich Four Corners Road are not met.

7. §5.03 (C) (2) Adequacy of circulation, parking and loading facilities with particular attention to safety

On-site circulation is provided for by a private driveway and an unimproved farm track. These two site elements are separated by 300 feet of landscaping on a mostly level plateau at an elevation of approximately 500 feet.

The main driveway with access to US Route 5 is 572-ft long, paved and approximately 22 feet in width with an average 14.2 percent slope from the entrance to the top of the slope approximately 75-feet south of the principal structure.

The unimproved farm track which accesses Goodrich Four Corners Road is approximately 500 feet in length to the level area adjacent to the tennis court with approximately 12.5 percent slope for the first 80 feet and then seven to nine percent slope until it reaches the same elevation as the principal structure, before rising again to access a barn and other outbuildings.

Formulae for determining minimum off-street parking, NZR Table 3.3, page 38

Table 3.3 Minimum Off-Street Parking Requirements			
Use	Formula	Calculation	Spaces
Day Care/Nursery School	1/employee + 0.2/child based on highest expected occupancy	8+(30/0.2)	14
Educational Facility	3/10 enrolled child	35/10	11
Total			25

Notes:

1. 8 employees for daycare
2. 30 children maximum — daycare occupancy
3. 35 children maximum — school enrollment

In Exhibit A-9, a sketch submitted by the applicants, parking availability is shown as follows:

- 5 parallel and 14 perpendicular on the paved driveway, where slope averages 14.2 percent
- 6 spaces north of the principal structure approximately 40 feet beyond the existing paved apron adjacent to the two-car garage. No drive aisle is shown
- 18 spaces accessed via the existing farm track. A drive aisle is shown
- 43 total parking spaces are depicted as “available”
- No surface treatment for parking is described (see footnote 2)

Conclusion:

The criteria for §5.03 (C) (2) are not met.

8. §5.03 (C) (2) a. off-site visible impact

Given topography the parking as suggested by the sketch in Exhibit A-9 will not be readily visible from abutting properties or public roads.

Conclusion:

The criteria for §5.03 (C) (2) a are met.

9. §5.03 (C) (2) b. driveway connections

No driveway connections to parking areas on adjacent properties are shown or proposed.

Conclusion:

The criteria for §5.03 (C) (2) b are met.

10. §5.03 (C) (2) c ADA standards

There are no existing handicap parking spaces. Exhibit A-9 shows no provision for handicap available parking spaces. United States Access Board ADA Standards §208 require one accessible parking space in each ‘parking facility’. There are three ‘available’ parking ‘facilities’ shown in the sketch plan.¹

Conclusion:

The criteria for §5.03 (C) (2) c are not met.

¹ [T]he required number is not to be based on the total number of parking spaces provided in all of the parking facilities provided on the site. See: <https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/ada-standards/chapter-2-scoping-requirements#208%20Parking%20Spaces>

11 §5.03 (C) (2) d clearances and turning radii

The turning radius possible on the paved area is 27.5 feet. Applicants state that the proposed turnaround on the existing paved apron will also be used for deliveries, which will be scheduled to avoid conflict with drop-off and pick-up times.

Conclusion:

The potential conflict between vehicles and pedestrians (including schoolchildren) is not addressed with a design response. Confirmation that Norwich emergency response vehicles can negotiate the existing paved area when turning around is not provided.

The criteria for §5.03 (C) (2) d are not met.

12 §5.03 (C) (2)e loading and delivery

Exhibit A-9 shows a proposed circular turnaround for student drop-off and pick-up on the existing paved apron, applicant state staff will attend at the beginning and end of the school day to direct traffic and avoid the need for drivers to park.

Applicants propose deliveries will take place utilizing the paved apron also identified as the location of a turnaround for student drop-off and pick-up. With reference to standards found in NZR §3.09 (D) no provision is made for: emergency vehicles, waste disposal and collection, bus, taxi or van service. Exhibit A-9 does not show markings for a fire lane or loading area.

Conclusion:

No plan was submitted demarcating loading bays, "no parking" zones, or designated school van or bus parking spaces.

The criteria for §5.03 (C) (2) e are not met.

13. §5.03 (C) (3) Landscaping

The applicants propose no changes to the current landscaping. Exhibit A-9 illustrates unspecified impacts to existing landscaping to accommodate the addition of 43 parking spaces variously configured as edge of existing pavement, additional parking bays not connected to existing pavement, and any improvements to the farm track needed to provide access to a proposed 18 space parking area adjacent to the existing tennis court. Current conditions consist of a wooded area adjacent to US Route 5 varying in depth between 40 feet at the point where the driveway meets US Route 5 to more than 400 feet on parcel 11-093.000b. A wooded area on the western edge of the property adjacent to Goodrich Four Corners Road, a wooded area along the northern boundary of 11-093.000b which varies in depth between 75 and 60 feet. There is a garden area surrounded by a low (under 4 feet) picket fence on the south side of the principal structure. North of the principal structure there are open fields of approximately seven acres taking in both parcels.

Conclusion:

The criteria §5.03 (C) (3) are met.

14. §5.03 (C) (4) Screening

The site for the proposed uses is elevated approximately 70 feet from Route 5, wooded areas on the property boundaries limit visual impact on neighboring parcels and the traveling public.

Conclusion:

The criteria §5.03 (C) (4) are met.

15 §5.03 (C) (5) Bicycles & Pedestrian Access

There are no sidewalks servicing the property located in the rural residential district.

Conclusion:

No on-site provisions for pedestrian movements or on-site bicycle racks have been made. The slope of 14.2 percent precludes people with disabilities accessing the structures from the parking areas adjacent to the paved driveway. No surface treatment of the two proposed parking areas at a similar elevation to the principal structure is proposed². No ramps or similar accommodations for disability access are proposed.

The criteria §5.03 (C) (5) are not met.

16 §5.03 (C) (6) Outdoor Storage and Display

Applicants undertake that any playsets and large toys stored outside will be screened from view by abutters and the traveling public.

Conclusion:

The criteria §5.03 (C) (6) are met.

17 §5.03 (C) (7) Building Design

No new structures are proposed. The applicants have not submitted any information regarding modifications to the exterior of existing structures. Applicants made no observations regarding ADA access to the existing structures.

Conclusion:

The criteria §5.03 (C) (7) are met.

18 §5.03 (C) (8) Lighting

No new external light fixtures are proposed.

- a. Information: No information on existing fixture type, mounting location, height, illumination levels and distribution and color is provided. No lighting plan by a qualified engineer or lighting expert is submitted. The potential for offsite impact is reduced by the elevation of the site, substantial screening and distance between the sources of light abutting properties and the traveling public.
- b. Outdoor lighting fixture type: No information is given regarding the existing fixtures.
- c. Minimal lighting in keeping with character of the neighborhood: Applicants make no reference to existing fixtures with regard to character of the neighborhood (see a. above).
- d. Parking lot lighting: No lighting of parking lots is proposed.
- e. Timers, dimmers, sensors to reduce energy consumption: One existing fixture above the garage is motion activated on a timer. No other existing fixtures have these features.
- f. Security lighting: No security lighting is installed. None is proposed.

² Email communication with N. Stearns 9/21/2020. Engineer Jeff Goodrich confirms that diagram was "intended to show availability of parking given existing conditions... This approach will limit site impacts and keep drainage facilities as they currently exist."

- g. Lighting of building facades: Currently two fixtures light the western wall of the principal structure.
- h. Illumination of outdoor fixtures: Applicants have undertaken to not use external lights outside operating hours.

Conclusion:

Accommodation for disability access will necessitate parking lot lighting.

The criteria §5.03 (C) (8) are not met.

19 §5.03 (C) (9) Stormwater Management

Exhibit A-9 illustrates parking availability in three different locations, one of which is accessed by an existing farm track. The applicants represent that if the application is approved as submitted no new impervious surface will be created and all areas of existing vegetation will be retained, thus obviating the need for a stormwater management plan.

Conclusion:

Safe year-round access to at least some parking spaces shown as 'available' will necessitate stabilizing existing surfaces which will reduce permeability. Therefore, a stormwater management plan will be required.

The criteria for §5.03 (C) (9) are not met.

20 5.03 (C) (10) Protection of Natural Resources

No new structures are proposed.

- a. Buffer areas: existing wooded areas provide buffering
- b. Designated open space: none proposed
- c. Designation of development envelope: none proposed
- d. Management plans for protected resources and associated buffer areas: none proposed
- e. Other measures as noted in NZR§3.13

NZR§3.13 (A) (1) a. Wetlands: none mapped in the ANR Natural Resource Atlas

NZR§3.13 (A) (1) b. Aquifer Protection Zone; parcel is outside the zone

NZR§3.13 (A) (1) c. Flood Hazard Area per Table 2.7: parcel outside area

NZR§3.13 (A) (1) d. Shoreline Protection per Table 2.8: parcel outside area

NZR§3.13 (A) (1) e. Ridgeline Areas per Table 2.9: parcel outside areas

NZR§3.13 (A) (1) f. Steep Slopes:

- i) Excavation and Filling on sloped in excess of 15 percent: none proposed

- ii) Excavation and Filling on sloped in excess of 25 percent: none proposed

NZR§3.13 (A) (1) g. Rare, Threatened, Endangered Species (RTES) none mapped on the ANR Natural Resource Atlas. ANR Natural Resource Atlas

NZR§3.13 (A) (1) h. Vernal Pools: no vernal pools identified in the Norwich Conservation Commission Vernal Pool Inventory are present.

Conclusion:

The criteria for §5.03 (C) (10) are met.

20 §5.03 (C) (11) Historic Structures

No new structures are proposed. Existing structures have not been designated as historic.

Conclusion:

The criteria for §5.03 (C) (11) are met.

21 §5.03 (C) (12) Fire and Public Safety

The applicants represent that the state Fire Marshal has reviewed the project and “required certain modifications”, which the applicants undertake to complete. Applicants did not submit information concerning: location of fire hydrants or other fire protection measures, access to buildings by emergency vehicles and personnel, or proper storage of hazardous or toxic substances. Applicants have not sought review and/or recommendations for development plans by the Norwich fire and police departments.

Conclusion:

The criteria for §5.03 (C) (12) are not met.

22 §5.03 (C) (13) Underground Utilities

The applicants represent that the existing utility connections will be used. No new utility connections are proposed.

Conclusion:

The criteria for §5.03 (C) (13) are met.

23 §5.03 (D) **District Standards.** Rural Residential (RR) District(s).

- a. Site Design to reinforce rural character: Project proposes to use existing structures. No modifications are proposed to the site to accommodate parking, deliveries or loading. Exhibit A-9 indicates 43 parking spaces are possible over three separate locations. Proposed site use will not be visible from abutting properties or public roads.
- b. Building design: Project proposes to use existing principal residential structure and existing accessory structures.
- c. Building siting: Project proposes to use existing principal residential structure and existing accessory structures.
- d. Parking for non-residential uses: Exhibit A-9 illustrates 43 parking spaces at three separate locations. Proposed site development will not be visible from abutting properties or public roads.

Conclusion:

The criteria for §5.03 (D) are met.

Norwich Zoning Regulations **§ 5.04 Conditional Use Review**

24 (D) **General Standards.**

(1) The capacity of existing or planned community services or facilities. Applicants represent that there will be no adverse impact on existing, similar services or facilities. There is no public offering of daycare in Norwich. The school offers a foreign language immersion program, also not offered by any existing Norwich public institution. The DRB accepts on its face the claim that appropriate daycare places in Norwich are in short supply.

Conclusion:

The criteria for §5.04 (D) (1) are met.

- 25 (2) The character of the area affected. The purpose of the rural residential district is to provide for agriculture, forestry and associated home-based uses. Applicants represent that there will be no adverse impact on the character of the area which is zoned rural residential. Daycare facilities and public facilities (school) are conditional uses in rural residential. Tiny Seeds Village LLC has received recognition from the Agency of Education under 16VSA §166 (c) for the 2020-21 school year (see Exhibit A-8, Exhibit A-5). No new structures are proposed. The proposed uses will utilize the existing site layout including; centering activity in existing residential scale structures and on existing open fields which are buffered by existing wooded areas on the edges of the property.

Conclusion:

The criteria for §5.04 (D) (2) are met.

- 26 (3) Traffic on roads and highways in the vicinity. The site is located on US Route 5. Exhibit A-10 Tiny Seeds Norwich Traffic Support Memorandum by RSG Engineers estimates no more than 52 trips per hour, under the threshold of 75 for justifying a traffic study in VTrans guidelines. Additional access to the farm track on property is via Goodrich Four Corners Road, a Class 3 paved road, posted at 40 miles per hour. This access has not been reviewed by the Department of Public Works (DPW) Director for sight distances other safety considerations, drainage and site conditions.

Conclusion:

The criteria for §5.04 (D) (3) with regard to the US Route 5 access only are met.

The criteria for §5.04 (D) (3) with regard to the Goodrich Four Corners Road Access are not met.

- 27 (4) Ordinances, Bylaws and Regulations in effect. The application proposes no new structures and unspecified development for parking, circulation, loading and deliveries (see 6 through 12 [above]). No review of the development application has been conducted by the Norwich fire or police department, The Fire Marshal has reviewed the application as part of the process for obtaining the Agency of Education recognition as an independent school and a state licensed daycare facility. No copies of the Fire Marshal review were submitted with the amended application. No request for a sign permit was included in this amended application.

Conclusion:

The criteria for §5.04 (D) (4) are not met.

- 28 (5) The utilization of renewable energy resources. The proposed conditional uses propose no alteration to the existing structures, landscaping features or access to the property from public roads. No interference with the sustainable use of renewable energy resources, including access to, direct use or future availability of such resources is proposed.

Conclusion:

The criteria for §5.04 (D) (5) are met.

2 Decision

The Norwich Development Review Board hereby DENIES this application for Site Plan Review and Conditional Use Review based on the findings of fact and conclusions of law out

Norwich Development Review Board



Arline Rotman, Chair
Norwich Development Review Board

September 30, 2020

Members participating: Rotman, Carroll, Lawe, McCabe, Pitiger, Stucker, Teeter

Approve:

Deny: Rotman, Carroll, McCabe, Pitiger, Stucker, Teeter

List of Interested Persons: Zi Chen, 134 Goodrich Four Corners Rd.

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) *Not applicable to Norwich.*

(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.

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD

DOCUMENTS AND INTERESTED PARTIES

Application Number: #58BSUB20

Lot: #10-207.100
Union Village RD

Site Visit:

Public Hearing Date: January 21, 2021

Applicant/ Landowner: Russell F. Schleipman
66 Partridge Hill
Norwich, VT 05055

Interested Parties:

NATURE OF APPLICATION – #58BSUB20: This application proposes to subdivide parcel #10-207.100 (± 13.46 acres) into Lots 1 & 2. The second purpose is to propose a Boundary Line Adjustment between parcel #10-201.000 (± 5.63 acres) to proposed Lot 2, creating a 4.28 acre parcel. Proposed Lot 1 will be ± 10.80 acres.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #58BSUB20 (revised) (11-17-20)
- A-2 NO EXHIBIT
- A-3 Waiver Request, Applicant (11-23-20)
- A-4 Cover Letter to DRB, Summit Engineering, Inc. (12-16-20)
- A-5 Subdivision Plat, Summit Engineering, Inc. (1-11-21)
- A-6 Site Plan, Summit Engineering, Inc. (1-11-21)
- A-7 Design of Shared Private Drive, Summit Engineering, Inc. (1-11-21)
- A-8 Waiver Request, Private Road Specifications, Summit Engineering, Inc. (1-12-21)
- A-9 Prime AG Soils, ANR Atlas (12-12-20)
- A-10 Wetlands and Streams, ANR Atlas (12-12-20)
- A-11 Water/Wastewater Design, Sheet 1, Hogg Hill Design (12-15-20)
- A-12 Water/Wastewater Design, Sheet 2, Hogg Hill Design (12-15-20)
- A-13 Water/Wastewater Design, Sheet 3, Hogg Hill Design (12-15-20)
- A-14 Water/Wastewater Design, Sheet 4, Hogg Hill Design (12-15-20)
- A-15 Water/Wastewater Design, Sheet 5, Hogg Hill Design (12-15-20)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, dated 1-12-21

#58BSUB20
Exhibit A-1

TOWN OF NORWICH, VERMONT
APPLICATION FOR ZONING PERMIT

Owner(s): Russ Schleipman

Mail Address: 66 Partridge Hill Town Norwich ST VT Zip 05055

Day Phone: 802-296-1797 Eve Phone: same Email: russ@drinkcorinas.com

Applicant (If Different):

Mail Address: Town ST Zip

Day Phone: Eve Phone: Email:

Description of Proposed Development: Subdivision of 00 Union Village Road, a 13.2 acre parcel into 2 parcel -
8 acre and 5 acre. Each parcel will have 1 dwelling. Revised see next page attached

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

Street Address: 00 Union Village Road Tax Map Lot # 10 -207.100 Lot Size: 13.2

Building Setbacks- Road Right-of-way: Right Boundary: Left Rear

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

Structure B: Width N/A Length N/A Height N/A 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) Russ Schleipman Date 11/17/2020

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 \$
Other \$
Total \$ 700.00
Date Paid 11-24-20
To Finance 12-23-20

Action

Dates

Received 11/15/2020
Complete 12-16-20
Granted
Refused
Posted at Site 12-29-20 Approved
Appeal By
Effective
Expires

Signature of Zoning Administrator

Date 12/16/2020

8/11

Application/Permit # 58BSUB20

Public Hearing 1-21-21

#58BSUB20

1/12/21

Revised Description of Proposed Development:

This application proposes to subdivide parcel #10-207.100 (± 13.46 acres) into Lots 1 & 2. The second purpose is to propose a Boundary Line Adjustment between parcel #10-201.000 (± 5.63 acres) to proposed Lot 2, creating a 4.28 acre parcel. Proposed Lot 1 will be ± 10.80 acres.

#58BSUB20

NO EXHIBIT A-2

Rod Francis
Zoning Administrator
Town of Norwich
PO Box 376
Norwich, VT 05055

November 23, 2020

Mr. Francis:

Waiver Request for Subdivision Approval at 20-135.000 (421 Main St Norwich)

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 [date] by [name of surveyor] includes details of existing development on the newly created lot, additional property lines and remaining lot consisting of all conserved lands.

Thank you,

A handwritten signature in cursive script, appearing to read "Russ Schleipman".

Russ Schleipman



SUMMIT ENGINEERING, INC

Engineers + Surveyors + Planners + Landscape Architects

December 16, 2020

58BSUB 20
Exhibit A-4

Rod Francis, Director of Planning and Zoning
Town of Norwich
300 Main Street
Norwich, VT 05055

Re: Russell Schleipman Application for Final Subdivision Approval

Rod:

With this letter are the following items to be included in the application for Final Subdivision and Boundary Line Adjustment of the properties owned by Russell Schleipman further described in his email correspondence with you in applying for a waiver of Preliminary Subdivision review dated 11/23/20 and submittal of an application for Zoning Permit dated 11/21/20. My preparation of these items is to provide Item 3. "A survey that conforms to the requirements found in table 2.2(B)" of the Norwich Subdivision Regulations, of your email correspondence with the Applicant dated 11/18/21.

Included in this submittal you will find:

- Subdivision/Boundary Line Adjustment Plat, dated 12/14/20
- Overall Site Plan, dated 12/10/20
- Design of Shared Private Drive, dated 12/10/20
- ANR Resource Atlas generated maps showing layers for Agricultural soils, Slope, Wetlands and streams.
- Sheets 1-5 of 5 of the Water/Wastewater designs by Hogg Hill design, dated 12/15/20

With respect to the Plan/Plat Mapping Requirements described in Table 2.2(B) I offer the following description of what is included:

Evaluation of resources identified in Section 3.3 (based on ANR Resource Atlas layers)

Building Envelopes – Shown on Site Plan as limited by the set backs from existing and proposed property lines (10') and stream (50').

Protection of wetlands, flood hazard areas and surface waters – There are no mapped wetlands, flood hazard areas located on the properties. The stream on Lot 1 will have a setback of 50'.

Protection of steep slopes – The lots created will involve development of areas in excess of 15% slope. Provisions will be included for future development in accordance with Town and State rules and regulations.

Protection of wildlife habitat and natural areas – There are no rare, threatened or endangered species identified on the parcels. There are no deer wintering areas identified on the parcels.

Protection of historic and cultural resources - The project consists of open field and forested areas. There are no significant structures, stone walls or cellar holes that would indicate prior historic or

cultural use that are going to be disturbed. There is an old sugarhouse that is unused. The planned impact to stone walls includes a 50-foot section to allow access to Lot 1.

A review of the state archives using the Online Resource Center search does not identify any structures or sites that would be affected by this subdivision.

Protection of farm land – The involved parcels are limited by slope and soils to have little or no value as farmland. The property has no mapped prime ag soils. Lot 1 has a portion mapped as statewide importance, greater than 15%.

Protection of forest resources – The involved parcels have no significant forest resources.

Other Plan/Plat Mapping Requirements (those not mentioned are included without explanation)

- Adjoining land uses are residential similar to what is proposed.
- The development proposed is within the Rural Residential zone (RR) and abuts the Village Residential zone (VR1) as shown on the Site and Survey maps. Portions of the parcels lie within the Ridgeline Overlay District.
- Existing contours from state published LiDAR are shown on the Site Plan. Proposed contours for the shared private roadway are shown on the Design of Shared Private Road. No further design or grading for the individual lots has been determined.
- There has been no Digital data specified by the Planning Office.
- Landscape screening is proposed for the proposed shared roadway is shown on the design plan.
- There are no proposed conservation buffers or easement areas.

If you have any questions, let me know,

Sincerely,

Doug Hewitt

Digitally signed December 16, 2020

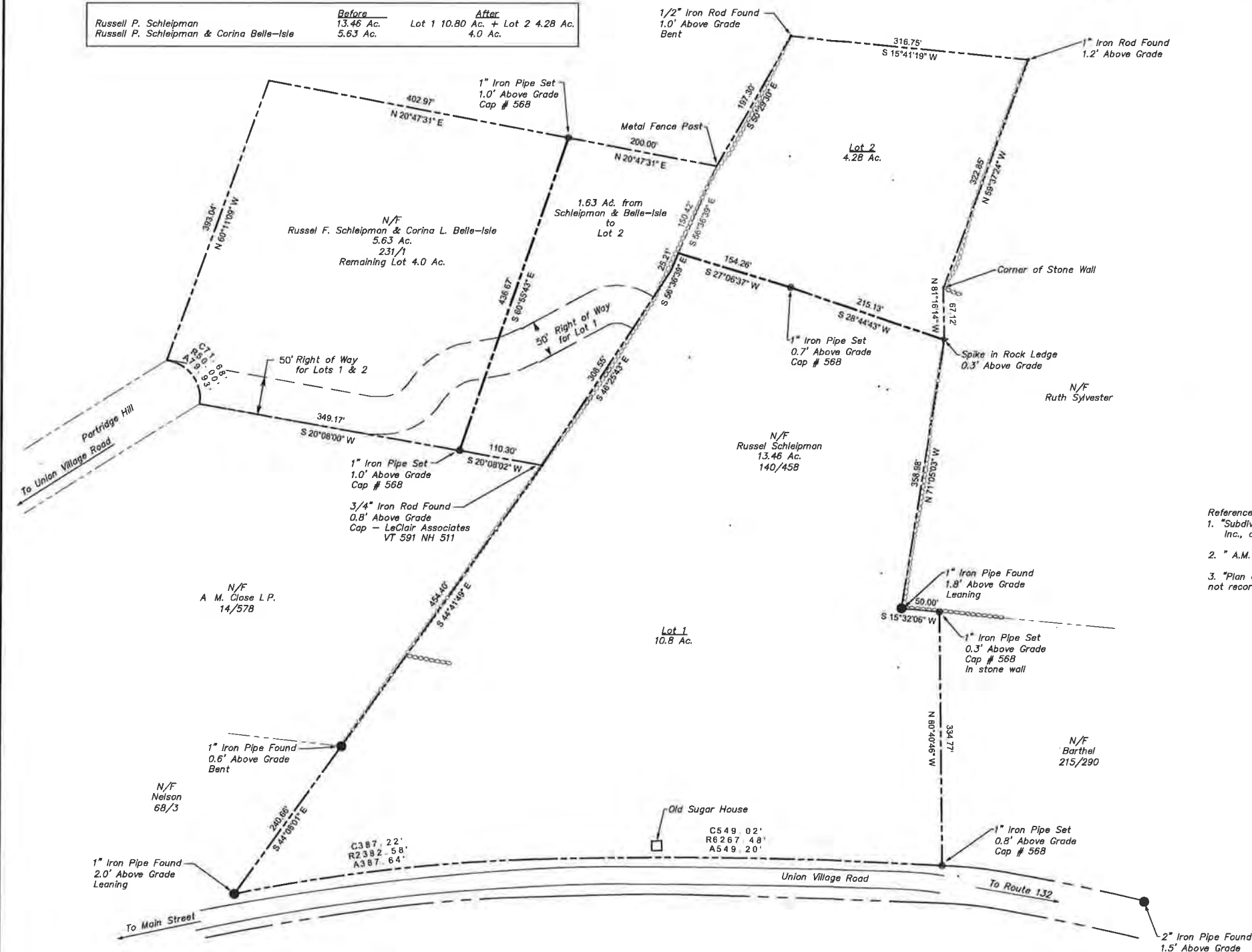
Doug Hewitt, P.E.

Project Engineer

F:\PEADATA\PROJECT\8458\DRBLETTER1.DOCX

The first purpose of this plat is to subdivide the 13.46 acre Schleipman parcel into Lots 1 & 2. The second purpose is to show a Boundary Line Adjustment from the 5.63 acre Schleipman & Belle-isle parcel to Lot 2, creating a 4.28 acre parcel. Lot 1 will contain 10.80 acres. This is partially based upon a survey performed on 11/10/2020 by Summit Engineering, a record search conducted at the Town Clerks office and referenced plats.

	<u>Before</u>	<u>After</u>
Russell P. Schleipman	13.46 Ac.	Lot 1 10.80 Ac. + Lot 2 4.28 Ac.
Russell P. Schleipman & Corina Belle-Isle	5.63 Ac.	4.0 Ac.



Legend

Property Line _____
Proposed Property Line _____
Proposed Right of Way _____
Stone Wall ○○○○○○○○○○○○○○○○○○○○
Pipe Found ●
Iron Rod Found •
Metal Fence Post ⊗
Spike ▲
3/4" Iron Pipe Set with Cap #568 ⊙

References:

- References:
1. "Subdivision of Jessie Kendall Estate, Norwich, VT", by T & M Surveys Inc., dated August, 1987, slide 136B
 2. "A.M. Close L.P.", by K.A. Leclair Assoc. Inc., dated 7/8/2002, slide 330A
 3. "Plan of Lands of Frederick P. Schlaipman", by A.B.S. Survey LLC., dated 6/6/2011, not recorded.

This is a correct survey, to the best of my knowledge, based upon the Town of Norwich land records and an EDM total station field survey performed in November, 2020.

It is noted that no site assessment of hazardous or other waste materials has been performed and Summit Engineering, Inc. takes no responsibility for any materials or conditions which may exist on this site.

The bearings shown on the property or tie lines on this plan are related to a magnetic bearing and are subject to change without notice. The bearings are shown only as an aid in determining the angular relationship between various lines and should not be used as the sole determination of alignment. Summit Engineering, Inc. further advises that lot lines set forth herein be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purpose.

Underground utilities shown are approximate only and were depicted from surface features located, referenced plans and information from the City.

No issues related to zoning are addressed by this plat. This plat is for the sole use of the parties certified to. This plat meets the requirements of 27 VSA 1403.

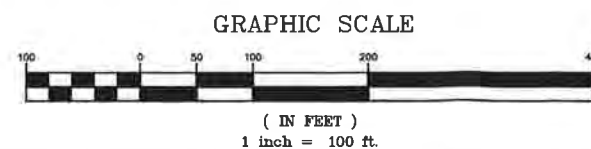
Owners of Record:

Owners of Record:

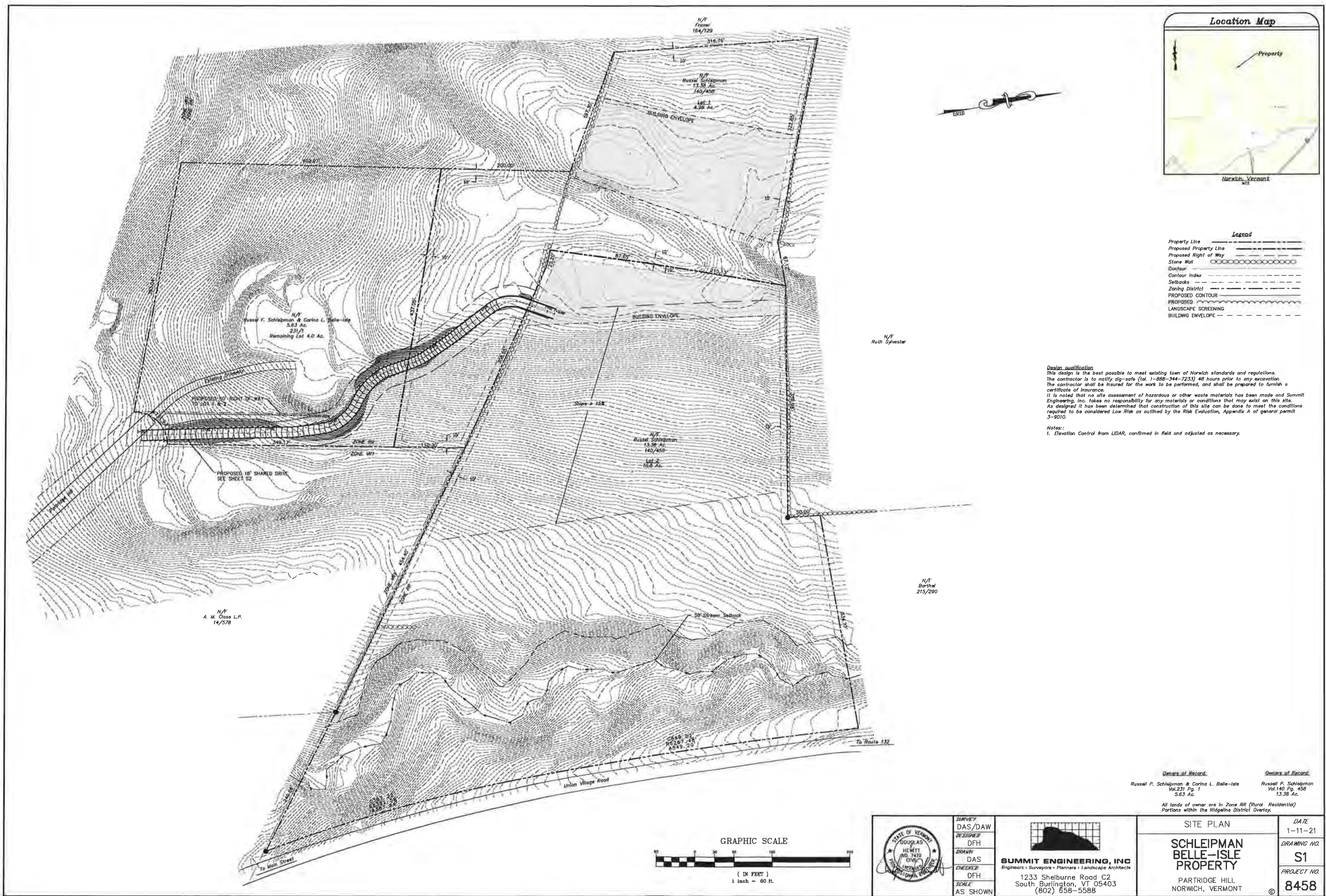
Russell P. Schleipman & Corina L. Belle-Iste
Vol.231 Pg. 1
5.63 Ac.

Russell P. Schleipman
Vol.140 Pg. 458
13.46 Ac.

All lands of owner are in Zone RR (Rural Residential)



SURVEY DAS/DAW		SUBDIVISION PLAT		DATE 1/11/21
DESIGNED XX		SCHLEIPMAN		DRAWING NO.
DRAWN DAS		TO		B1
CHECKED LDY		SCHLEIPMAN & BELLE-ISLE		PROJECT NO.
SCALE AS SHOWN		1233 Shelby Road C2 South Burlington, VT 05403 (802) 886-5008		UNION VILLAGE ROAD NORWICH, VERMONT



- Legend**
- Property Line
 - Proposed Property Line
 - Proposed Right of Way
 - Stone Wall
 - Contour
 - Contour Index
 - Setbacks
 - Zoning District
 - PROPOSED CONTOUR
 - LANDSCAPE SCREENING
 - BUILDING ENVELOPE

Design qualification:
This design is the best possible to meet existing town of Norwich standards and regulations.
The contractor is to notify dig-safe (tel. 1-888-344-7233) 48 hours prior to any excavation.
The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance.
It is noted that no site assessment of hazardous or other waste materials has been made and Summit Engineering, Inc. takes no responsibility for any materials or conditions that may exist on this site.
As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of general permit 5-5010.

Notes:
1. Elevation Control from LIDAR, confirmed in field and adjusted as necessary.

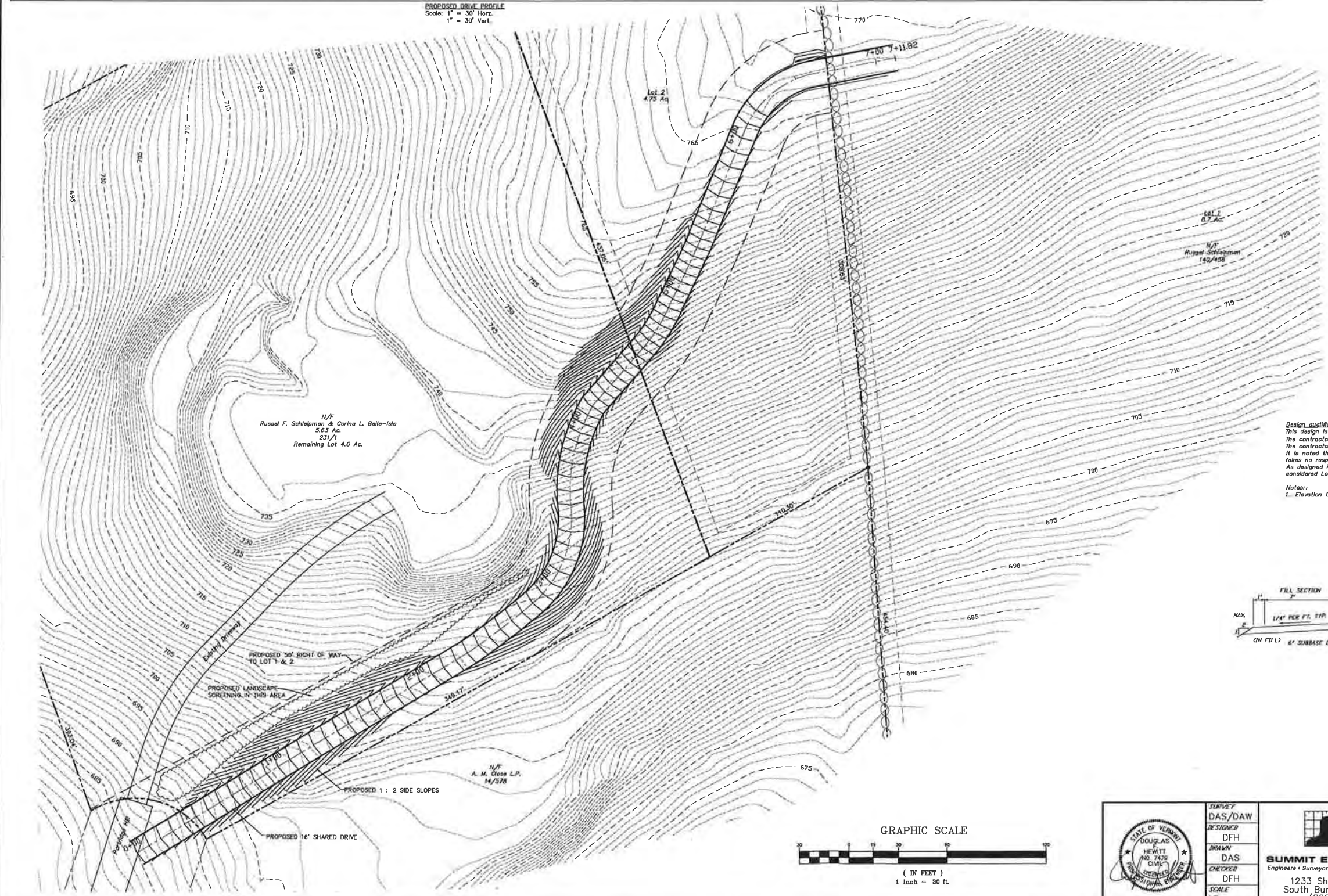
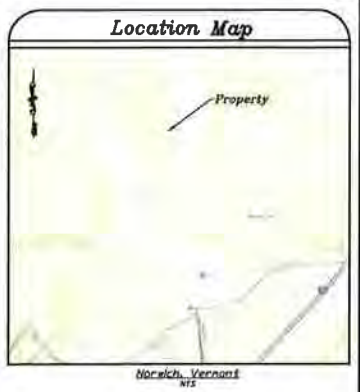
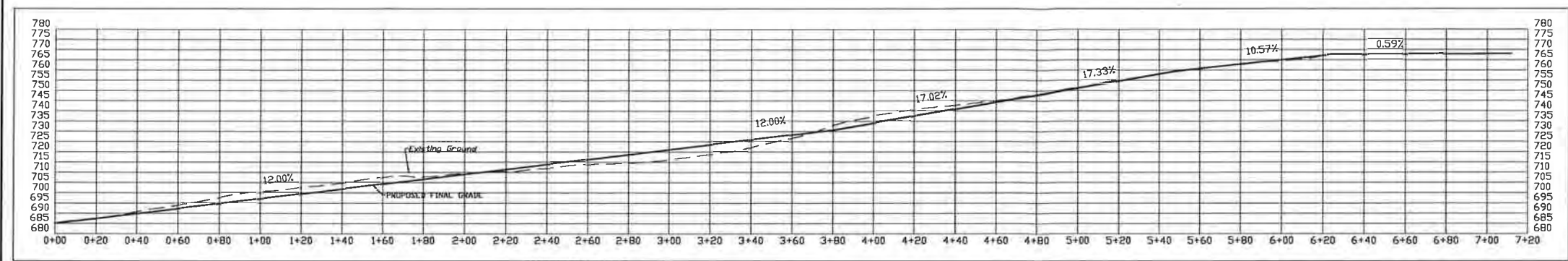
Owners of Record:
Russell P. Schlepman & Corina L. Belle-Isle
Vol. 231 Pg. 1
5.63 Ac.

Owners of Record:
Russell P. Schlepman
Vol. 140 Pg. 458
13.38 Ac.

All lands of owner are in Zone RR (Rural Residential) Portions within the Ridgeline District Overlay.

 SUMMIT ENGINEERING, INC. Engineers • Surveyors • Planners • Landscape Architects 1233 Shelburne Road C2 South Burlington, VT 05403 (802) 658-5588	DATE 1-11-21
	DRAWING NO. S1
	PROJECT NO. 8458
	SITE PLAN

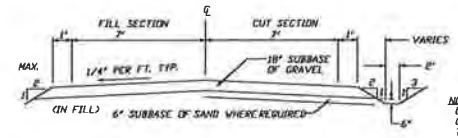
SURVEY DAS/DAW		SCHLEIPMAN BELLE-ISLE PROPERTY PARTRIDGE HILL NORWICH, VERMONT
DESIGNED DFH		
DRAWN DAS		
CHECKED DFH		
SCALE AS SHOWN		



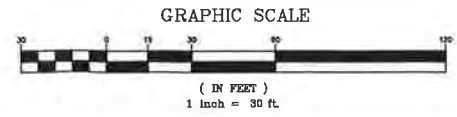
- Legend**
- Property Line
 - Proposed Property Line
 - Proposed Right of Way
 - Stone Wall
 - Contour
 - Contour Index
 - Setbacks
 - Zoning District
 - PROPOSED CONTOUR
 - PROPOSED LANDSCAPE SCREENING

Design Qualification:
This design is the best possible to meet existing town of Norwich standards and regulations. The contractor is to notify dig-safe (tel. 1-888-344-7233) 48 hours prior to any excavation. The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance. It is noted that no site assessment of hazardous or other waste materials has been made and Summit Engineering, Inc. takes no responsibility for any materials or conditions that may exist on this site. As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of general permit 3-8010.

Notes:
1. Elevation Control from LIDAR, confirmed in field and adjusted as necessary.



NOTE:
USE 6\"/>



	DESIGNED DAS		DESIGN OF SHARED PRIVATE DRIVE	DATE 1-11-21
	CHECKED DFH		SCHLEIPMAN BELLE-ISLE PROPERTY	DRAWING NO. S1
	SCALE AS SHOWN		PARTRIDGE HILL NORWICH, VERMONT	PROJECT NO. 8458
	1233 Shelburne Road C2 South Burlington, VT 05403 (802) 658-5588			

**SUMMIT ENGINEERING, INC**Engineers + Surveyors + Planners + Landscape Architects

January 12, 2021

Rod Francis, Director of Planning and Zoning
Town of Norwich
300 Main Street
Norwich, VT 05055

Re: Schleipman/Belle-Isle Request for Driveway Specifications Waiver

Rod:

This Letter is to request a waiver from the Private Road Specifications (Article IV, Section 81-38E.) The waivers requested are:

1. Increase of the permitted Road Grade from 12% to 17.5%
2. Decrease in the minimum width of travel portion from 14 to 10 feet (12 overall with shoulders).

The circumstances that contribute to these waivers are the desire to utilize an existing constructed drive as access to the two proposed house sites. The existing drive grade is approximately 17.5%. This drive, which will provide the access to Lot 2 as a drive to a single lot, presents the practical option as accessing Lot 1 as well reducing the need to construct a longer and circuitous drive through the steep field on Lot 1. The total length of shared drive in excess of 12% will be 180 feet. Beyond the cost of construction, the use as a shared drive will reduce the impact of the subdivision to the meadow. The total drives built will be reduced by approximately 1000 feet.

The width reduction is requested to further limit area impact from clearing and excavation in steep terrain.

The design of the drive where shared is included in the plans dated 1/11/21.

If you have any questions, let me know,

Sincerely,

Doug Hewitt

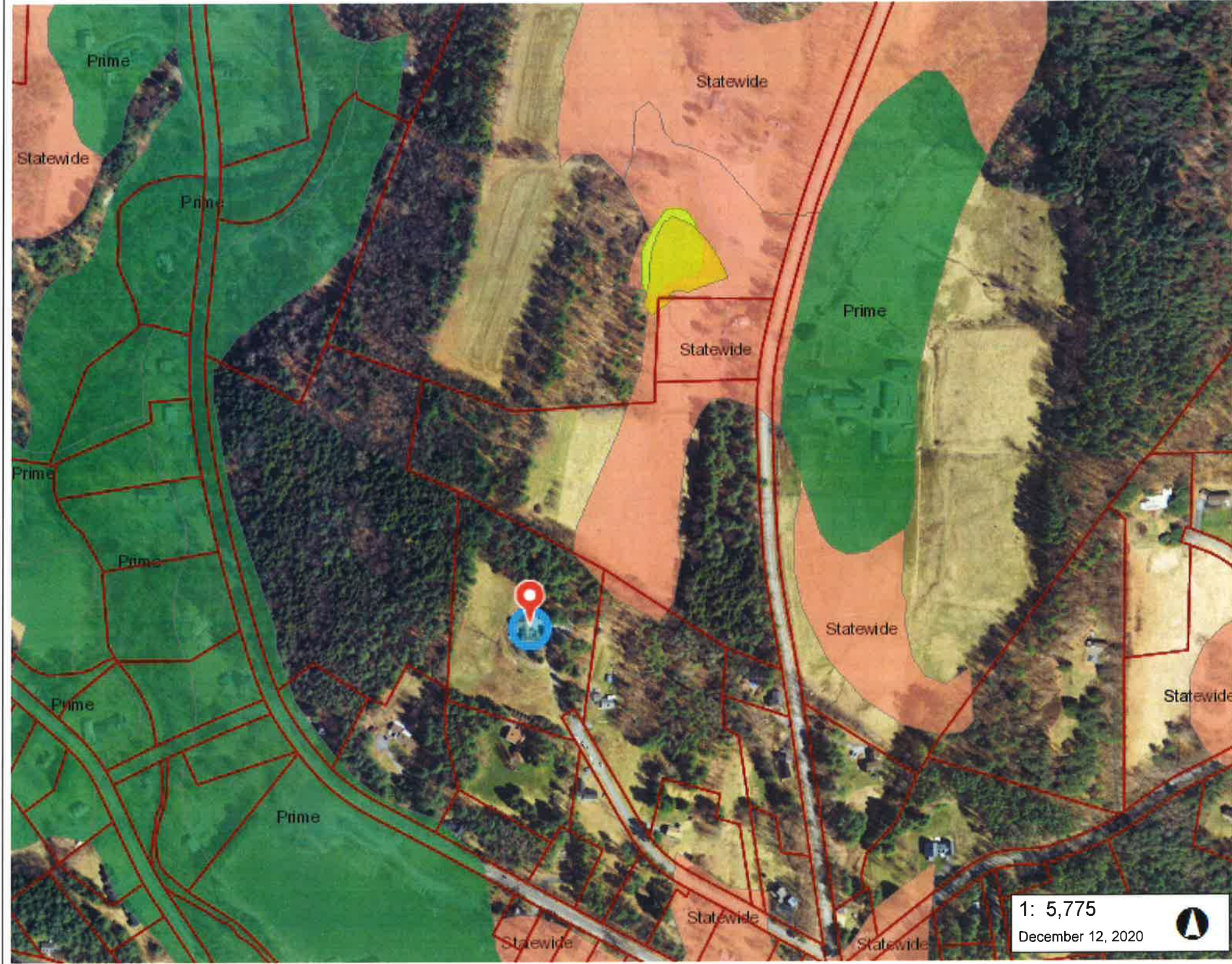
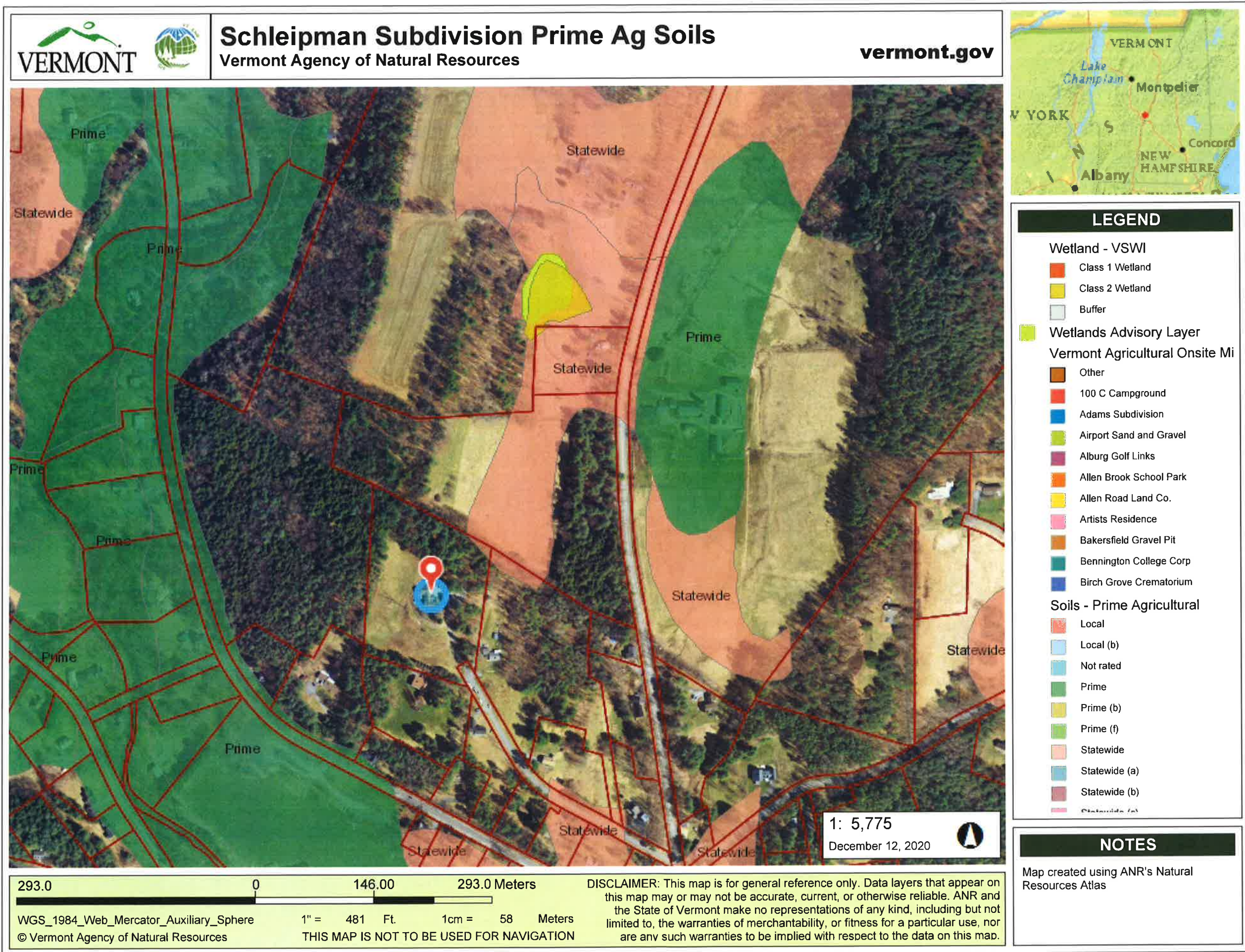
Digitally signed January 12, 2021

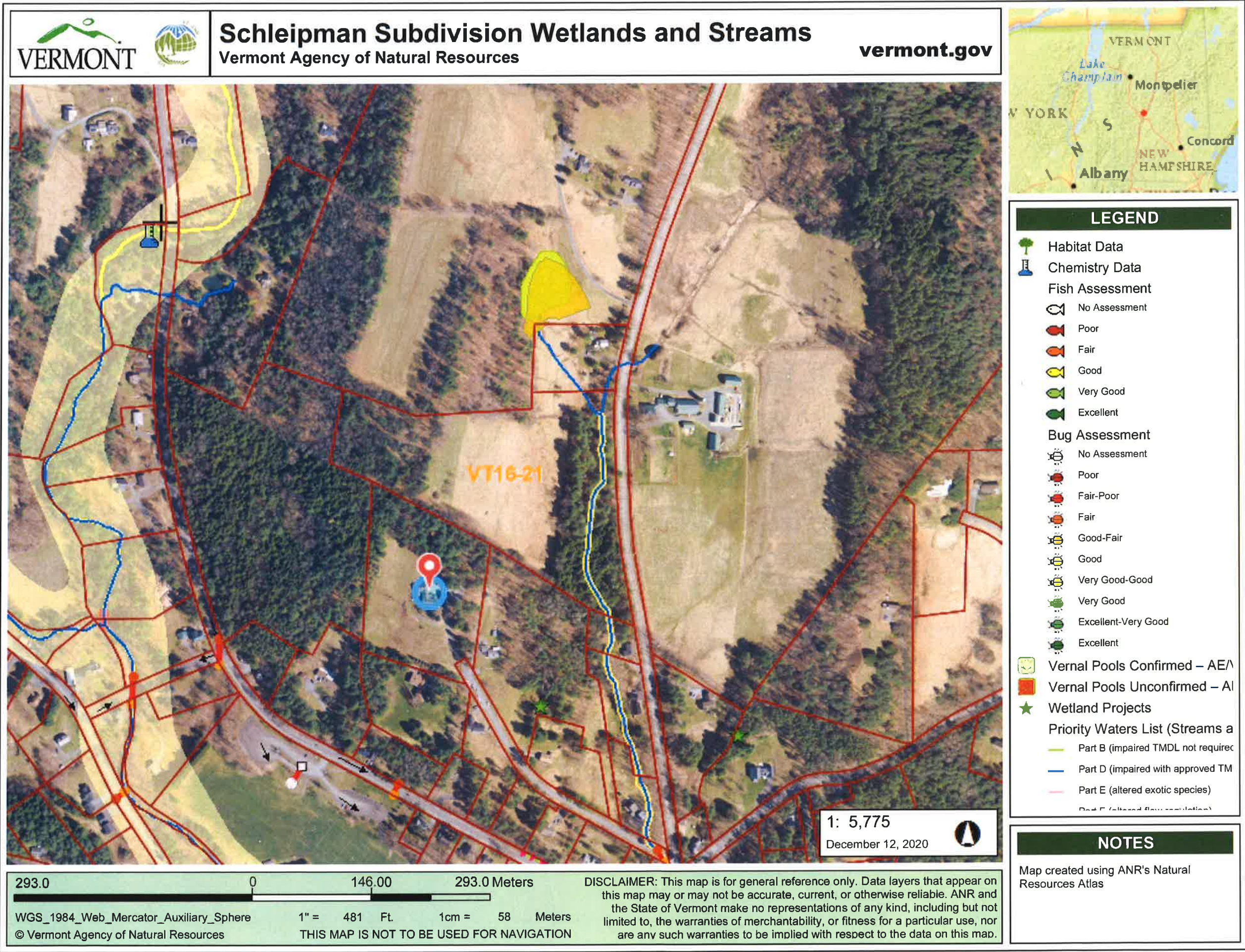
Doug Hewitt, P.E.

Project Engineer

F:\PEADATA\PROJECTS\458\DRB\WAIVERLETTER.DOCX

#58BSUB20 Exhibit A-9





#58BSUB20 EXLBIT A-11

CONSTRUCTION INSPECTION

CONSTRUCTION OF SYSTEM SHALL BE INSPECTED AT IMPORTANT POINTS BY DESIGNER. THE FOLLOWING INSPECTIONS ARE REQUIRED:

1. INSPECTION OF PREPARED MOUND AREA BEFORE PLACEMENT OF MOUND SAND.
2. COMPLETED PRESBY SYSTEM BEFORE COVERING WITH REMAINING 3" OF SYSTEM SAND.
3. SEPTIC TANK AND SEWER LINES BEFORE BACKFILL.
4. COMPLETED SYSTEM, BACKFILLED, SEEDING AND MULCHED. CONTRACTOR TO DELIVER LETTER TO DESIGNER CERTIFYING THAT THE WASTEWATER SYSTEM HAS BEEN INSTALLED PER PLAN AND SPEC, STATING ANY DEVIATIONS. SAND GRADATIONS TO BE DELIVERED TO DESIGNER IN WRITING.

DESIGNER TO PROVIDE CERTIFICATION LETTER TO OWNER, FOR RECORDING IN THE TOWN LAND RECORDS, UPON COMPLETION, PER PERMIT CONDITIONS.

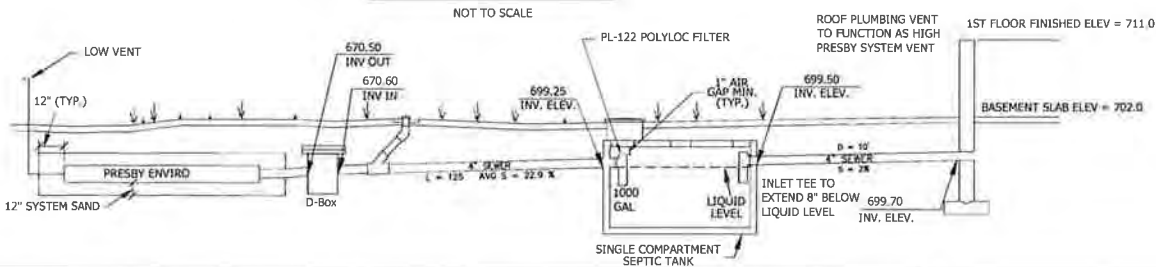
MOUND CONSTRUCTION PROCEDURE

1. PLOW THE COMPLETE MOUND AREA BEFORE APPLICATION OF MOUND SAND.
2. EARTH MOVING EQUIPMENT SHALL NOT PASS OVER MOUND AREA UNTIL A MINIMUM OF 6" OF SAND HAS BEEN PLACED.
3. IF A SAMPLE OF SOIL FROM 9" BELOW EXISTING GRADE CAN EASILY BE ROLLED INTO A WIRE, MOISTURE CONTENT IS TOO HIGH TO PROCEED WITH MOUND CONSTRUCTION.
4. GRADE CAREFULLY UPHILL OF MOUND TO AVOID LOW SPOTS THAT COULD HOLD RUNOFF. CONSTRUCT SURFACE WATER DIVERSION DITCH UPHILL OF MOUND.

PLAN NOTES

1. THIS PLAN IS NOT A BOUNDARY SURVEY. **DO NOT USE THIS BOUNDARY INFORMATION AS A PROPERTY SURVEY.**
2. ELEVATION DATUM WAS ASSUMED ON SITE. BENCH MARKS ARE SHOWN ON PLAN AND SERVES AS AN ELEVATION REFERENCE.
3. 4 BEDROOM RESIDENCE IS PROPOSED. LOT IS CURRENTLY UNDEVELOPED.
4. THIS PLAN IS FOR THE PURPOSE OF WATER AND WASTE WATER PERMITTING. USE OF THE PLAN FOR ANY OTHER PURPOSE IS NOT INTENDED OR ADVISED. DETAILED DESIGN OF ROAD AND SITE IMPROVEMENTS ARE BEYOND THE SCOPE OF THIS PLAN. IT IS IMPORTANT THAT ADDITIONAL DESIGN BE COORDINATED WITH PROVISIONS OF THE WATER-WASTE WATER PERMIT TO INSURE COMPLIANCE WITH THAT PERMIT.
5. EROSION CONTROL PROCEDURES TO BE IN CONFORMANCE WITH VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL. VEGETATION TO BE RE-ESTABLISHED IN ALL DISTURBED AREAS AS SOON AS POSSIBLE.

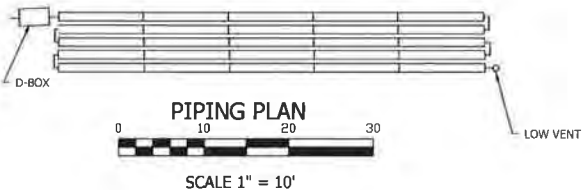
PROFILE OF DISPOSAL SYSTEM



OWNER MAINTENANCE PROCEDURES:

1. CLEAN EFFLUENT FILTER ONCE TO TWICE PER YEAR BY HOISING IT OFF OVER THE SEPTIC TANK. ALLOWING VENTILATION TO PLUG WILL CAUSE BACKUPS AND STOP NECESSARY AIR VENTILATION FLOW. LACK OF VENTILATION COULD FAIL THE MOUND SYSTEM PRE-MATURELY.
2. HAVE A SEPTIC TANK PUMPING CONTRACTOR PUMP AND CLEAN SEPTIC TANK EVERY 3 YEARS OR WHEN SLUDGE DEPTH EXCEEDS 40% OF THE TANK DEPTH, WHICH EVER COMES FIRST.
3. NEVER INTRODUCE TOXIC WASTES, EXCESSIVE ANTI BACTERIAL AGENTS, WATER SOFTENER BACKWASH, OR EXCESSIVE VOLUMES OF WATER INTO THE SYSTEM.
4. MOUND SYSTEM SHOULD BE CHECKED ONCE PER YEAR FOR ANY WETNESS IN THE AREA BELOW THE MOUND. MOW MOUND MINIMUM ONCE PER YEAR, DO NOT ALLOW BRUSH TO GROW ON OR WITHIN 10' OF MOUND TIES.
5. CHECK GRADING FOR POSITIVE DRAINAGE. WATER SHOULD NOT PUDDLE ON OR NEAR THE MOUND.
6. CHECK LOW VENT. MAKE SURE IT IS CONNECTED TO THE SYSTEM AND THE INLET IS CLEAR.

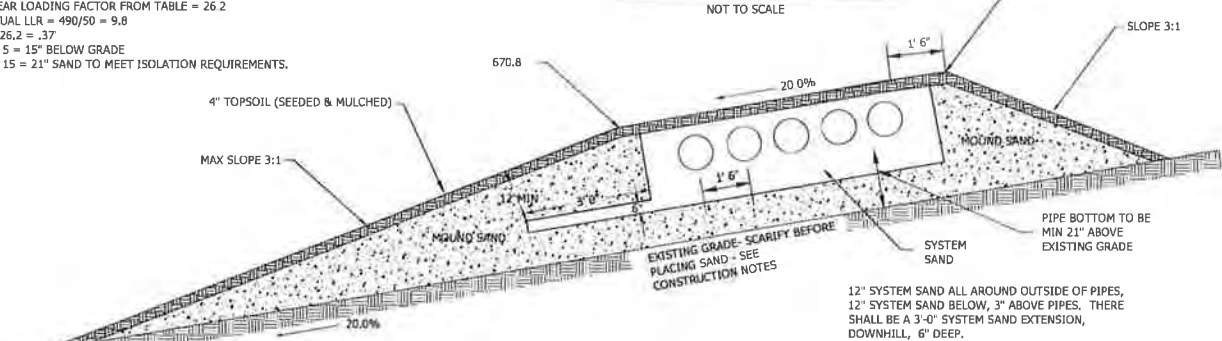
System Slope 20.0%	PRESBY ENVIRO-SEPTIC ELEVATIONS						Existing Slope 20.0%
	EXISTING GRADE	BOT. SYS. SAND	BOT. PRESBY	TOP SYS. SAND	FINISH GRADE		
1ST	668.00	668.75	669.75	671.25	671.58		
2ND	667.70	668.45	669.45	670.95	671.28		
3RD	667.40	668.15	669.15	670.65	670.98		
4TH	667.10	667.85	668.85	670.35	670.68		
5TH	666.80	667.55	668.55	670.05	670.38		



PERFORMANCE BASED SYSTEM: DESKTOP MOUNDING ANALYSIS

LLR = (h) * (f)
SLOPE = 20.0%
SOIL TYPE = FSL
LINEAR LOADING FACTOR FROM TABLE = 26.2
ACTUAL LLR = 490/50 = 9.8
9.8/26.2 = .37
20 - 5 = 15" BELOW GRADE
36 - 15 = 21" SAND TO MEET ISOLATION REQUIREMENTS.

PRESBY SLOPING MOUND - SECTION



CONSTRUCTION NOTES

1. EXERCISE CAUTION DUE TO UNDERGROUND AND OVERHEAD ELECTRIC, TELEPHONE, DATA, CONTRACTOR RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES.
2. THERE IS NO EXISTING DISPOSAL SYSTEM ON THIS SITE.
3. DO NOT DRIVE VEHICLES WITHIN 10' OF MOUND, SIDES AND UPHILL, OR WITHIN 25' DOWNHILL.
4. DO NOT DRIVE OVER OR WITHIN 6' OF SEPTIC OR PUMP TANK.

SURVEY CONTROL POINTS

TBM #	DESCRIPTION	ELEVATION
101	28" W. PINE	659.38
209	24" ASH	685.75

LEGEND

Property Line	---
Building	
Existing Contour	25'
New Contour	20'
Drainage	→
Sewer	—+—+—+—
Culvert	—+—+—+—
Septic system area	—+—+—+—
Well area	—+—+—+—
Water Line	—+—+—+—
Sewer	—+—+—+—
Overhead Power	—+—+—+—
Utility Pole	—+—+—+—
Bypass vent	—+—+—+—
Tree or bush	—+—+—+—
Test Pit	—+—+—+—
Tree Test	—+—+—+—
Survey control point	—+—+—+—

PLAN LOT 1
SHEET 1 OF 5

SYSTEM SPECIFICATIONS

1. SEWER LINE SHALL BE 4" SDR 35 PIPE WITH GASKETS AND COMPATIBLE GASKETED FITTINGS. SCH 40 PVC WITH GLUED JOINTS MAY ALSO BE USED.
2. SEPTIC TANK SHALL BE NEW PRECAST TANK 1,000 GAL, OUTLET TO BE EQUIPPED WITH PL-122 POLYLOC OUTLET FILTER. INLET PIPE Baffle SHALL PENETRATE LIQUID B. SECURE Baffles TO PIPES WITH STAINLESS SCREWS. ALL ACCESS HATCHES TO BE CHILD PROOF, AIRTIGHT GASKETED COVERS AT LEAST 24" IN DIAMETER. INLET AND OUTLETS SHALL HAVE WATER PROOF PIPING CONNECTIONS. A PLASTIC TANK IS AN ACCEPTABLE ALTERNATIVE.
3. D-BOX TO BE A HDPE 9 HOLE TUFF TITE MODEL 9HHD2, OR EQUAL. LINES OUT SHALL HAVE FLOW EQUALIZERS, DIAL A FLOW, OR EQUAL. D-BOX MUST HAVE RUBBER BOOTS OR LOW PRESSURE SEALS TO INSURE A WATER TIGHT PIPE LINE CONNECTION, INLET AND OUTLETS.
4. SYSTEM SAND SHALL MEET PRESBY SPECIFICATIONS, MOUND SAND, VERMONT SPECIFICATION, SEE DETAILS SHEET.
5. DISTRIBUTION PIPING TO BE PRESBY ENVIRO PIPE, AVAILABLE FROM L.E. WEED AND OTHER SOURCES. ENVIRO PIPING TO BE LAID LEVEL AT GRADES SHOWN IN ELEVATION TABLE. PRESBY SYSTEM TO BE VENTED PER PRESBY MANUAL AND THIS DRAWING. LOW VENT INSTALLED AT END OF PRESBY'S HOUSE PLUMBING STACK SHALL BE HIGH SYSTEM VENT VIA SEPTIC TANK.
6. TOPSOIL TO BE LOAM WITH ROCKS NO LARGER THAN 1".
7. SEEDING AND MULCHING TO BE ADEQUATE TO ESTABLISH GRASS GROWTH AND TO PREVENT EROSION OF THE TOPSOIL SURFACE BEFORE GROWTH IS ESTABLISHED. USE EROSION CONTROL FABRIC IF NECESSARY TO PREVENT EROSION.

DESIGN CRITERIA

PROPOSED 4 BEDROOM RESIDENCE
DAILY FLOW = (3 X 140) + 70 = 490 GAL/DAY
FSL - SG - GR
EXISTING SLOPE = 20%
SYSTEM SLOPE = 20.0%
USE PRESBY ENVIRO MOUND, GRAVITY.
USE SPACING = 1' 6" O.C.
LENGTH OF TUBES REQ = 245' TABLE A
USE 5 LINES 50' LONG = 250 LF
TABLE B - MIN SAND AREA = 490 SF
USE 52 X 12 = 624 SF SAND (OK)
SEPTIC TANK - 1,000 GAL PRECAST
NO GARBAGE DISPOSAL OR WATER SOFTENER ALLOWED.

CONSTRUCTION CERTIFICATION

1-311 (b) SUBSEQUENT TO THE SUBSTANTIAL COMPLETION OF A POTABLE WATER AND WASTEWATER DISPOSAL SYSTEM AND PRIOR TO THE USE AND OPERATION... INSTALLER OR DESIGNER... TO SUBMIT A SIGNED DATED INSTALLATION CERTIFICATE STATING:
"I HEREBY CERTIFY THAT IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT THE INSTALLATION-RELATED INFORMATION SUBMITTED IS TRUE AND CORRECT AND THAT THE POTABLE WATER SUPPLY AND WASTEWATER SYSTEM WERE INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN (OR RECORD DRAWINGS) AND ALL PERMIT CONDITIONS."
(7) SEE PERMIT FOR INSPECTION REQUIRED - BY DESIGNER OR INSTALLER. DESIGNER REQUIRED IF RECORD DRAWINGS ARE NEEDED.
SEE "CONSTRUCTION INSPECTION" SECTION, THIS SHEET. PROGRESS INSPECTIONS REQUIRED, BY PERMIT.

PLAN PREPARED BY:

CHRISTOPHER C. LEISTER LIC #554

12-15-20

DATE



OWNER: RUSSEL SCHLEIPMAN

REVISIONS:

TAX ID: 10-207-100 BOOK/PAGE: 140/458
ADDRESS: UNION VILLAGE ROAD
CITY: NORWICH
DATE: DECEMBER 15 2020

1. _____
2. _____
3. _____
4. _____
5. _____

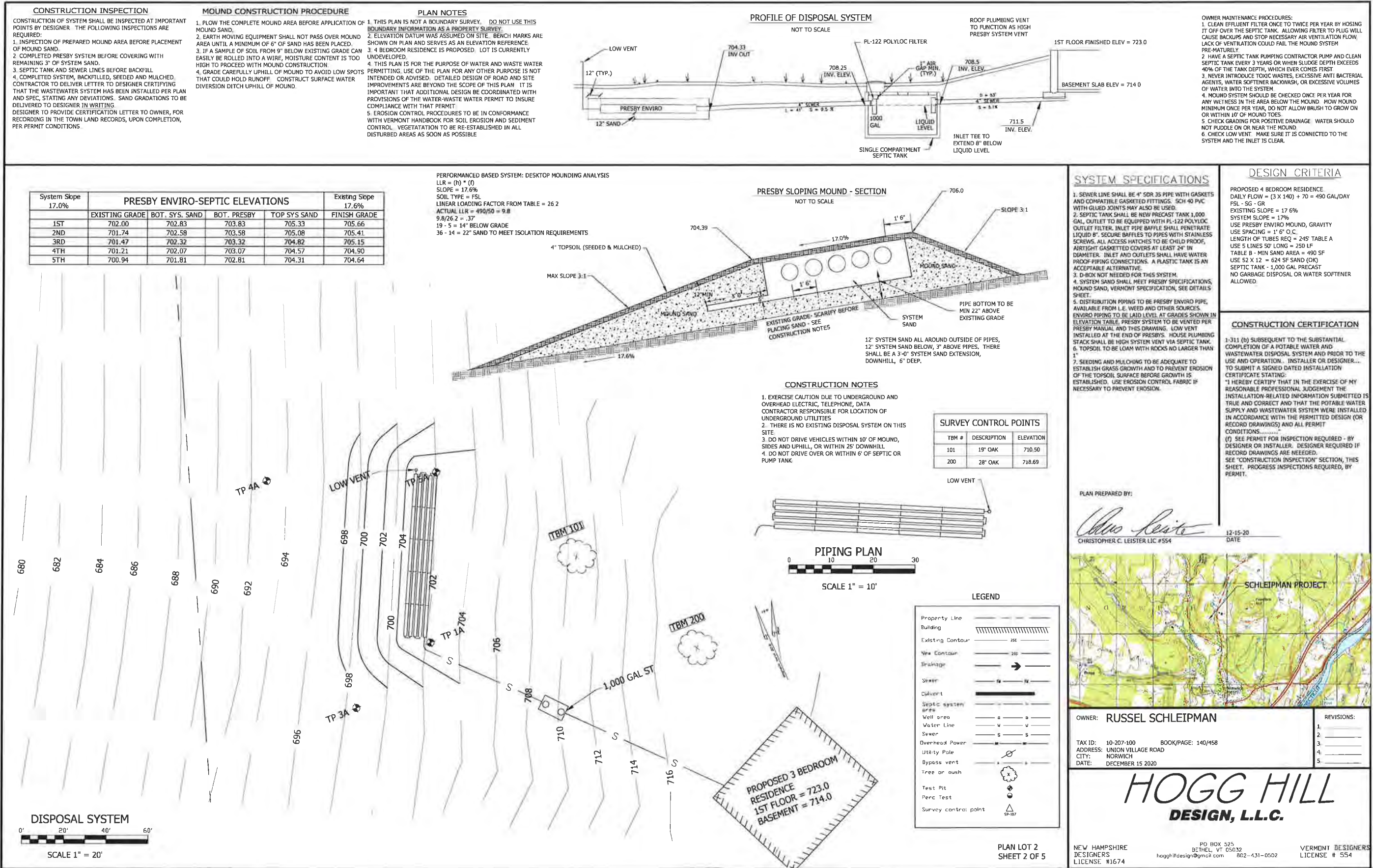
HOGG HILL
DESIGN, L.L.C.

NEW HAMPSHIRE
DESIGNERS
LICENSE #1674

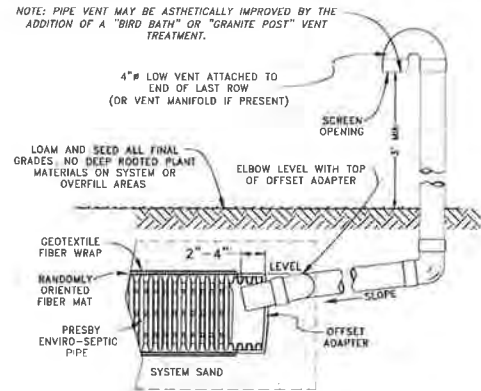
PO BOX 525
BETHEL, VT 05612
hogg hillsdesign@gmail.com 802-431-0502

VERMONT DESIGNERS
LICENSE # 554

588 SUB 20 Exhibit A-12

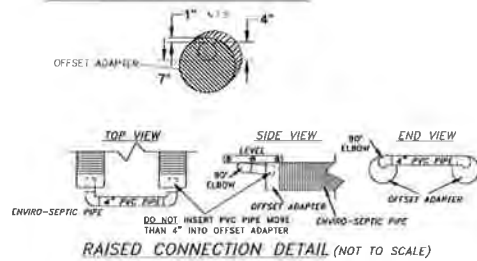


#58BSUB20 Exhibit A-13

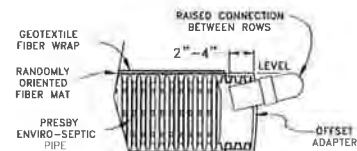
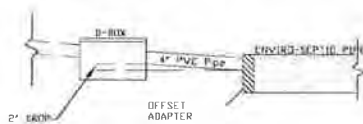


LOW VENT DETAIL

PRESBY ENVIRO-SEPTIC OFFSET ADAPTER



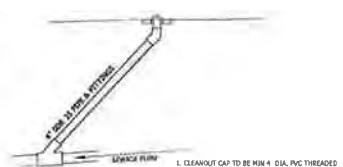
RAISED CONNECTION DETAIL (NOT TO SCALE)



RAISED CONNECTION FLAT BED
(NOT TO SCALE)

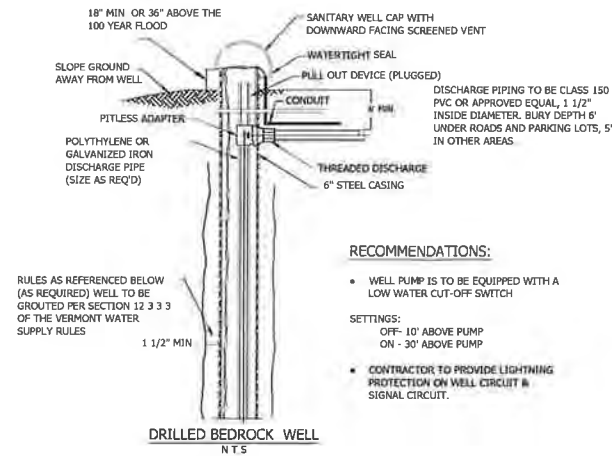
PRESBY SYSTEM NOTES:

- 1) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM NEW HAMPSHIRE DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. INSTALLER SHALL BE CERTIFIED BY PRESBY ENVIRONMENTAL AS AN INSTALLER. FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC. 143 AIRPORT ROAD, WHITEFIELD, NH 03598. PHONE 1-800-473-5298. WWW.PRESBYENVIRONMENTAL.COM
- 2) DO NOT INSTALL SYSTEM ON EXTREMELY WET OR FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
- 3) NO FLOOR DRAINING, HOT TUBS, GARBAGE DISPOSALS, WATER SOFTENERS, SHALL BE INCORPORATED INTO THIS SYSTEM WITHOUT CONSULTING DESIGNER.
- 4) NO SOLIDS SHOULD BE DISCHARGED INTO THE PRESBY SYSTEM. ALL SOLIDS TO BE REMOVED AT SEPTIC TANK. CHECK D-BOX PERIODICALLY AND CLEAN IF SOLIDS ARE FOUND.
- 5) CHECK SURFACE GRADING PERIODICALLY TO INSURE DIRECTION OF SURFACE RUNOFF.



SEWER LINE CLEANOUT
TYPICAL SECTION
(NOT TO SCALE)

1. CLEANOUT CAP TO BE MIN 4" DIA. PVC THREADED
2. PLACE 1/2" SQUARE CONCRETE PAD AROUND PERMANENTLY FITTING AT FINISHED GRADE. GROUND FACING WITH 1/2" SLURRY TO KEEP CONCRETE FROM TOUCHING PERMANENTLY FITTING.
3. CONNECT TO SEWER LINE WITH 4" X 10' BEND. SAND IS ALLOWED ON TOP OF SAND PAD. FITTING IS SHOWN TO BE 4" DIA. CLEANOUT FACES DOWNSTREAM.
4. SEWER LINE CONNECTION TO BE 4" DIA. PVC. SHOWN TO BE 4" DIA. CLEANOUT FACES DOWNSTREAM.
5. PROTECT CLEANOUT CAP BY FINISHED GRADE FROM DAMAGE BY VEHICLES OR LAWN EQUIPMENT.
6. CLEANOUTS LOCATED ON PLAN. MINIMUM SPACING = 10'.

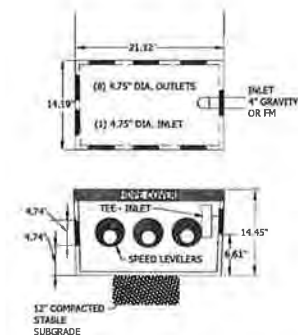


RECOMMENDATIONS:

- WELL PUMP IS TO BE EQUIPPED WITH A LOW WATER CUT-OFF SWITCH
- SETTINGS:
 - OFF- 10' ABOVE PUMP
 - ON - 30' ABOVE PUMP
- CONTRACTOR TO PROVIDE LIGHTNING PROTECTION ON WELL CIRCUIT & SIGNAL CIRCUIT.

RULES AS REFERENCED BELOW (AS REQUIRED) WELL TO BE GROUTED PER SECTION 12.3.3.3 OF THE VERMONT WATER SUPPLY RULES

SUBJECT TO MIN. CONSTRUCTION STANDARDS AS SET FORTH IN THE VERMONT WATER SUPPLY RULES CHAPTER 21 PART 12 (EFFECTIVE 4/19).



HDPE D-BOX - TUFF TITE MODEL 9HD2
N.T.S.

VT Mound Fill Sand Specification:

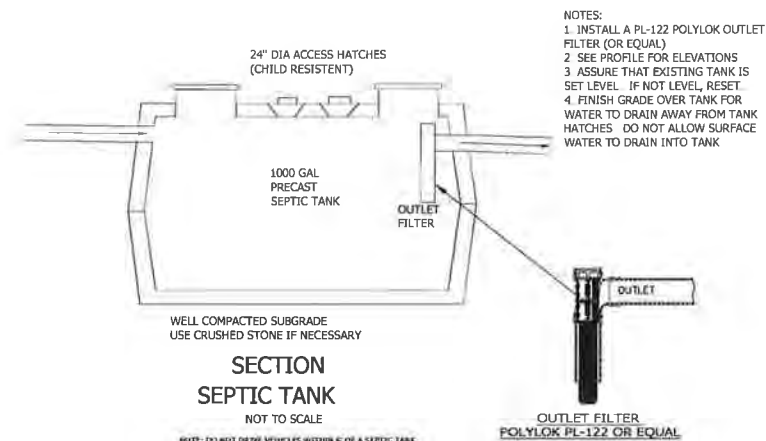
SHALL BE ONE OF THE THREE FOLLOWING SPECS:

(1)	SIEVE #	PERCENT PASS BY WEIGHT
	3/8"	85-100
	40	25-75
	60	0-30
	100	0-10
	200	0-5
(2)		
	4	95-100
	8	80-100
	16	50-85
	30	25-60
	50	10-30
	100	2-10
(3)		
	3/8"	85-100
	40	30-50
	200	0-5

CONTRACTOR SHALL SUBMIT MOUND SAND TEST REPORTS TO DESIGNER IN WRITING FOR APPROVAL PRIOR TO PLACING ANY SAND IN MOUND AREA.

Enviro System Sand Specification:

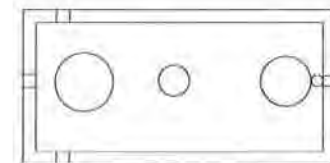
- 100% passing 3/4"
- 65% - 100% passing #10
- 10% - 60% passing #35
- 0-3% passing #200
- ASTM C-33 "concrete sand" meets this spec if the <= 3% passing the #200



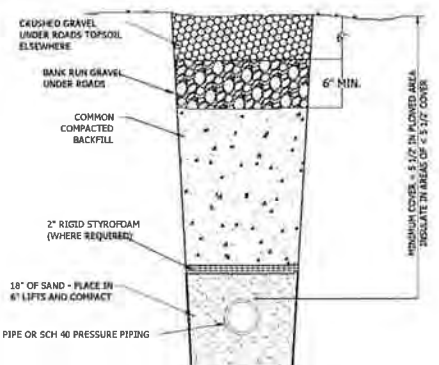
SECTION
SEPTIC TANK
NOT TO SCALE

NOTE: DO NOT DRIVE VEHICLES WITHIN 6' OF A SEPTIC TANK UNLESS IT IS CONSTRUCTED WITH AN R-30 RATING.

SEPTIC TANK



PLAN



SEWER LINE & PUMPED
LINE DETAIL
N.T.S.

PLAN PREPARED BY:

Christopher C. Leister
CHRISTOPHER C. LEISTER LIC #554

12-15-20
DATE

OWNER: RUSSEL SCHLEIPMAN

TAX ID: XXXX BOOK/PAGE: 140/458
ADDRESS: UNION VILLAGE ROAD
CITY: NORWICH
DATE: DECEMBER 15 2020

REVISIONS:
1. _____
2. _____
3. _____
4. _____
5. _____

HOGG HILL
DESIGN, L.L.C.

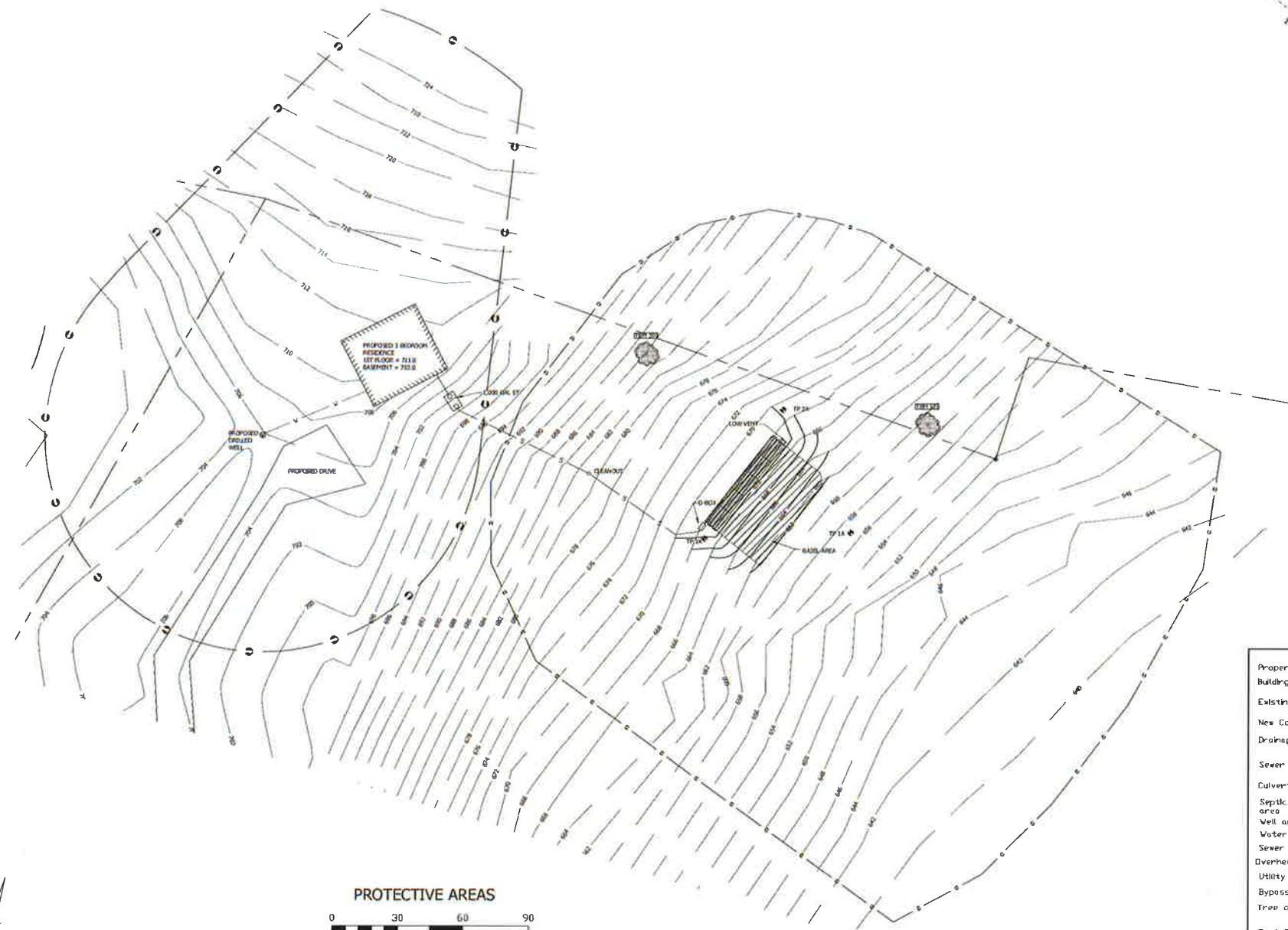
NEW HAMPSHIRE
DESIGNERS
LICENSE #1674

PO BOX 525
MELLS, VT 05032
chris@hoggdesign.com 802-431-0502

VERMONT DESIGNERS
LICENSE # 554

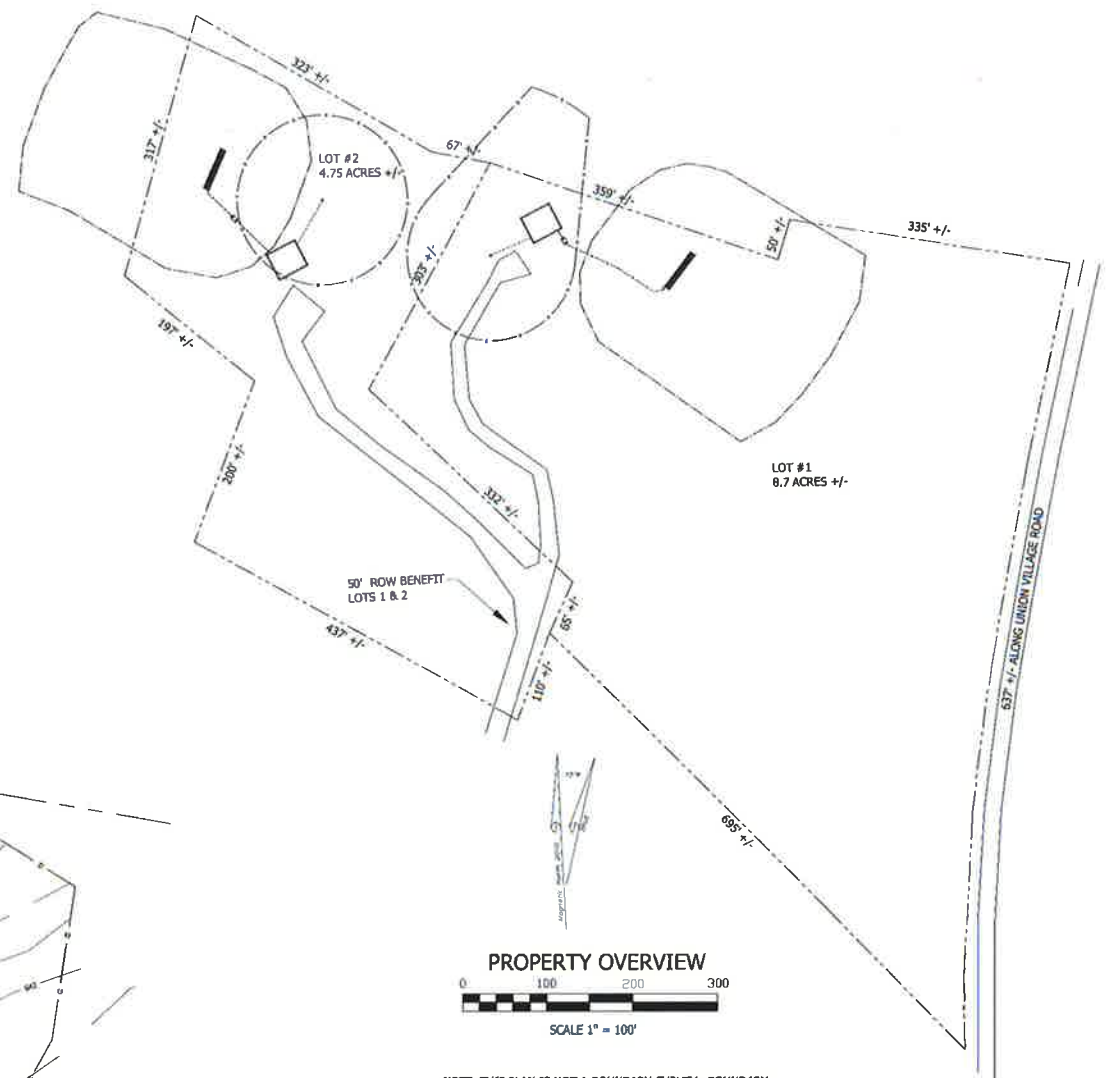
DETAILS
SHEET 3 OF 5

#58BSUB20 Exhibit A-14



PROTECTIVE AREAS
SCALE 1" = 30'

PROTECTIVE AREA NOTES:
1. WELLS ARE NOT TO BE DRILLED IN SEPTIC SYSTEM AREAS, AS
DEFINED BY THIS PLAN, EXCEPT BY VARIANCE.
2. SEPTIC DISPERSAL AREAS ARE NOT TO BE CONSTRUCTED IN WELL
PROTECTIVE AREAS AS DEFINED BY THIS PLAN, EXCEPT BY VARIANCE.



PROPERTY OVERVIEW
SCALE 1" = 100'

NOTE: THIS PLAN IS NOT A BOUNDARY SURVEY. BOUNDARY
INFORMATION IS PROVIDED BY THE OWNER. DO NOT USE THIS
BOUNDARY INFORMATION AS A BOUNDARY SURVEY.

LEGEND	
Property Line	---
Building	▨
Existing Contour	--- 250 ---
New Contour	--- 250 ---
Drainage	→
Sewer	— 18 — 18 —
Culvert	— 18 — 18 —
Septic system area	— 18 — 18 —
Well area	— 18 — 18 —
Water Line	— 18 — 18 —
Sewer	— 18 — 18 —
Overhead Power	— 18 — 18 —
Utility Pole	— 18 — 18 —
Bypass vent	— 18 — 18 —
Tree or bush	— 18 — 18 —
Test Pit	— 18 — 18 —
Perc Test	— 18 — 18 —
Survey control point	— 18 — 18 —

Christopher C. Leister
CHRISTOPHER C. LEISTER LIC #554 12-15-20
DATE

OWNER: RUSSEL SCHLEIPMAN
TAX ID: 10-207-100 BOOK/PAGE: 140/458
ADDRESS: UNION VILLAGE ROAD
CITY: NORWICH
DATE: DECEMBER 15 2020

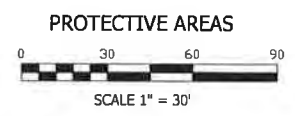
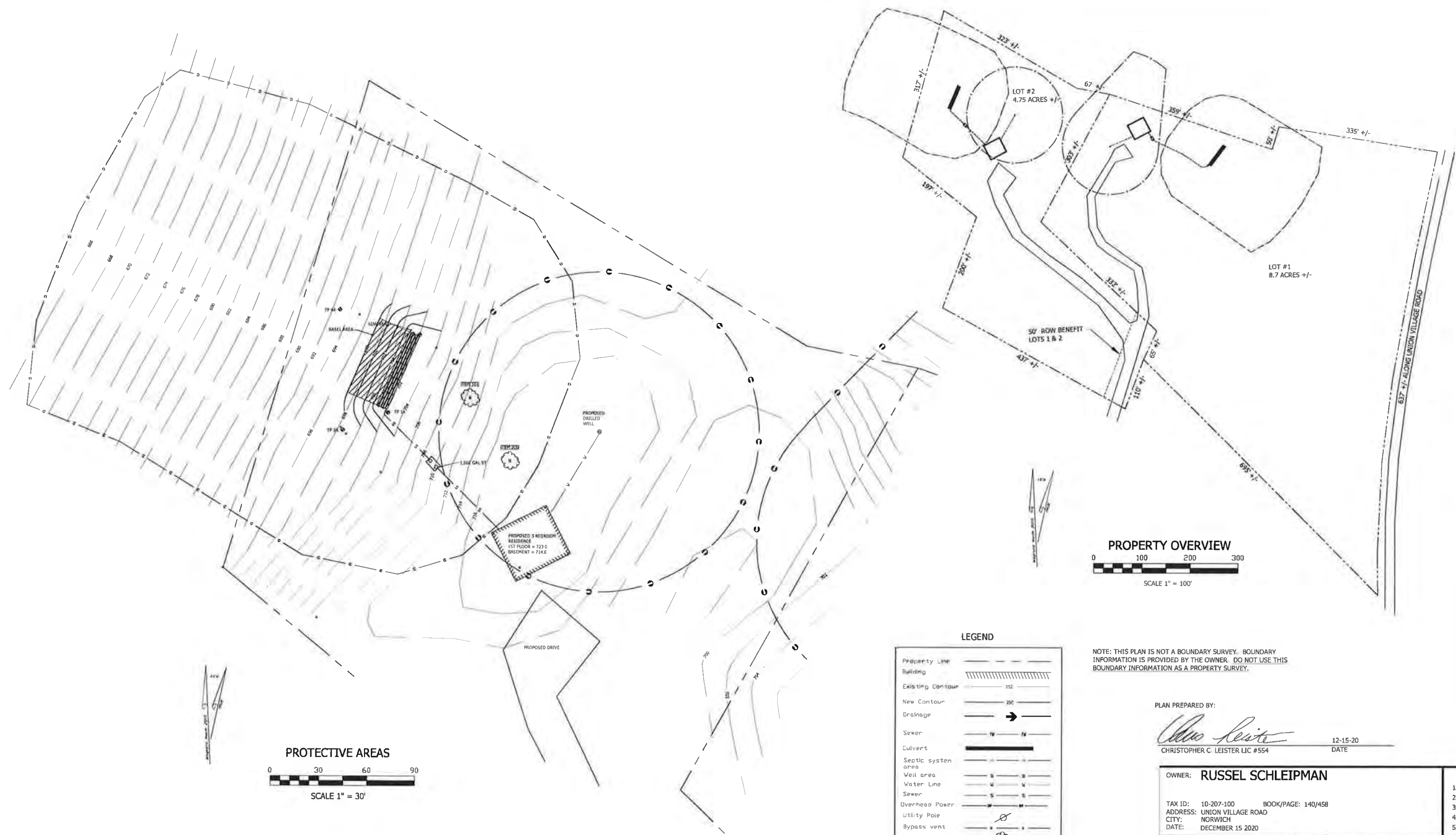
REVISIONS:
1. _____
2. _____
3. _____
4. _____
5. _____

HOGG HILL
DESIGN, L.L.C.

PROTECTIVE LOT 1
SHEET 4 OF 5

NEW HAMPSHIRE
DESIGNERS
LICENSE #1674
PO BOX 525
BETHEL, VT 05032
hogg hill design@gmail.com 802-431-0502
VERMONT DESIGNERS
LICENSE # 554

#58BSUB20 Exhibit A-15



PROTECTIVE AREA NOTES:
1. WELLS ARE NOT TO BE DRILLED IN SEPTIC SYSTEM AREAS, AS DEFINED BY THIS PLAN, EXCEPT BY VARIANCE.
2. SEPTIC DISPERSAL AREAS ARE NOT TO BE CONSTRUCTED IN WELL PROTECTIVE AREAS AS DEFINED BY THIS PLAN, EXCEPT BY VARIANCE.

LEGEND

Property Line	---
Building	
Existing Contour	--- 252 ---
New Contour	--- 250 ---
Drainage	→
Sewer	--- 14 ---
Culvert	---
Septic system area	---
Well area	---
Water Line	---
Sewer	---
Overhead Power	---
Utility Pole	⊙
Bypass vent	---
Tree or bush	⊗
Test Pit	⊕
Perc Test	⊙
Survey control point	△ SC-107

NOTE: THIS PLAN IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION IS PROVIDED BY THE OWNER. DO NOT USE THIS BOUNDARY INFORMATION AS A PROPERTY SURVEY.

PLAN PREPARED BY:

Chris Leister
CHRISTOPHER C. LEISTER LIC #554

12-15-20
DATE

OWNER: RUSSEL SCHLEIPMAN

TAX ID: 10-207-100 BOOK/PAGE: 140/458
ADDRESS: UNION VILLAGE ROAD
CITY: NORWICH
DATE: DECEMBER 15 2020

REVISIONS:
1. _____
2. _____
3. _____
4. _____
5. _____

HOGG HILL
DESIGN, L.L.C.

PROTECTIVE LOT 2
SHEET 5 OF 5

NEW HAMPSHIRE DESIGNERS LICENSE #1674
PD BOX 525
BETHEL, VT 05032
hogg hill design@gmail.com 802-431-0502
VERMONT DESIGNERS LICENSE # 554