

**Miranda Bergmeier**

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**From:** Stephanie Briggs <stephaniebinvt@hotmail.com>  
**Sent:** Tuesday, April 11, 2017 10:38 PM  
**To:** Miranda Bergmeier  
**Cc:** Michael Lyons  
**Subject:** Public Safety Building -Neighborhood concerns

April 11, 2017

Dear Norwich Selectboard members,

As neighbors of the current police station and proposed Public Safety building, we are writing to you with our concerns about some of the changes in the neighborhood this new construction will bring. Eventually we will all adjust to a larger footprint this project brings, and are sure those on the police force and the volunteers who staff the fire department will greatly appreciate the new space.

Our main concerns are that of the effects of 1) new septic 2) the lighting 3) the parking expansion proposal.

We invite you to walk through the property during the day and night if you have not yet been here, and get a feel for what the neighborhood is like.

The current lighting at the police station, has been very adequate, and is similar to the light of another home in the neighborhood. Suddenly having industrial complex lighting would seem to be a contradiction to the small town feel we all seek and have chosen by living here in Norwich. A clear review of the lighting as proposed seems a fair request. And at the very minimum we would expect the lighting could be a) on timers and b) on motion detectors. Thus saving both energy, money, and the feel of our neighborhood

As those of us on Carpenter street are aware, there have been sewage and drainage problems, particularly on the north end of the street. With the addition of a new septic not far from the property line bordering our home and our septic system, we want assurance that our septic will continue to function smoothly and our basement remain dry, as it all has for the past 15 yrs.

Our other primary concern is the proposal as written, currently includes a potential expansion of paved parking. As this parking lot is not approved in the budget, we believe it should not be a part of the plans as written. "Just in case you decide later" does not seem a fair reason to "slip it in" the plans. It is costly, unnecessary and not a part of the current plan. If things change and the population of our town expands and more parking really is needed, then propose it, not now when it is not in the plan and no money allotted for it. For those who remember this piece of land was a community garden for the senior center, but the town then stopped mowing it. It was overgrown, and only recently has mowing been restarted as plans to expand have been made. Perhaps consider returning that plot of land to a community garden space. Such a project would be much more in line with what life in Norwich is about, not planning for more pavement because we might need it.

These are our main concerns, and while this new space will generate considerably more traffic in our backyard we realize some element of change is inevitable. We would like the selectboard to also consider landscaping to help offset the impact on the Carpenter Street and Senior Center neighborhood as well as those on Main Street. It would also be much less obtrusive if the color of the buildings - which are currently gray- were kept a neutral tone to help camouflage the new structure which will now occupy what was previously open space. The drawings as proposed are depicting a "yellow" exterior and we hope you would vote to change this.

Thank you for your consideration of these and others issues brought up by neighbors in and around the new proposed building.

We both hope to attend the meeting WEDS 4/12 as our work schedules will allow, and look forward to meeting you all in person.

Stephanie Briggs  
Michael Lyons  
17 Carpenter St  
Ph 802-649-5857  
Cell 802-770-4786  
Enclosure/attachment  
Photos- from our yard this week, including one at night



**Miranda Bergmeier**

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**From:** Ann Marie Smith <birdseye95@comcast.net>  
**Sent:** Tuesday, April 11, 2017 11:47 PM  
**To:** Miranda Bergmeier  
**Subject:** Proposed Police/Fire Facility

Dear Selectboard members,

I am unsure that I will be able to attend the Selectboard meeting tomorrow Weds., April 12, my husband Bill is unable to attend to to work commitments. We are very concerned about some of the proposed additions to the Fire/Police Complex.

First, Please lets not forget that the parcel in question for this development is in the pocket of a residential neighborhood. In the essence of being good neighbors we have all always tried our best to be very respectful of each other. The Police Department have always been wonderful neighbors and we would like to continue the same congenial relationship.

**Lighting:** The lighting proposed in the new plan is a dramatic increase from what has always been there. Currently there is one light at the front door, and one light at the parking lot that remain lit at night. All other lights around the property are motion sensitive. The current plans call for the addition of 9 lights for a total of 11 lights on and around the new facility. This might be the norm for a commercial site, but it is not appropriate in this setting, which is in the center of a residential neighborhood. In speaking with Chief Robinson, he is quite happy with the level of lighting that currently exists, and expressed he does not believe there is any need to increase it. Any lighting more than the amount that exists is not necessary for his comfort level of safety. So if it is not necessary for his department, it would seem that it is unnecessary, and we would like to see that changed in the plans to better reflect a return to what currently exists, and for anything additional to be motion sensitive.

**Parking and Meeting room:** Currently there are 9 parking spots. We have lived at 25 Carpenter St., with a direct view of the current parking for 13 years, these 9 spots are rarely ever fully used. The proposed plan calls for an increase of 22 spaces to 31 spaces. This is a dramatic increase and creates excessive encroachment of the property to the edge of the eastern neighboring properties. Most of these new parking spaces are being provided in order to accommodate the proposed conference area in the new building. Although I understand the desire of the departments for a large meeting area to accommodate regional training and seminars. I do not feel that this parcel of property is appropriate for such development. This neighborhood is already being taxed with the burden of the larger facility. We have all done our very best not to object to a new facility for our neighbors, but the addition of a space to invite a regional training center is excessive. Without it, there would be no need for the addition of parking lots to accommodate it. If the project continues with the implementation of this addition for intended purposes of regional training and seminars, I would propose that there be regulations implemented in regard to the amount of times per year it can be used to host such sessions, in order to respect the impact to the neighborhood.

In addition to these 31 spaces, an additional parking lot with approx. 23 more spaces is to be included as part of the permit for this development. This is egregiously excessive. It is also not included in the budget for the project. Parking spaces for 31 cars is already one of the largest parking lots in town, and in the middle of a residential neighborhood no less. To permit this would be an affront to the neighbors. If the permit exists it gives the impression of a green light for this project to future residents and select boards. It would be a constant source of concern for neighbors.

**Fire Hydrant for training:** The current plans call for the addition of a fire hydrant on the eastern edge of the property for fire hydrant training. Adding this to the proposed development is superfluous, and only adds another activity to the extra burdens already being put on this neighborhood. This type of training has always been done down at the river, and

could easily continue in this manner, if it is deemed suddenly necessary the training hydrant can be placed at the river. To add the extra elements of the water, drainage and activity on this small neighborhood is an additional undue burden.

Septic System: This neighborhood is riddled with drainage and septic problems. Although the properties directly abutting the Police/Fire facilities are currently not overburdened due to the presence of good sandy soil, the permitted project to the east of the Senior Housing field will remove virtually all existing plants and trees that are responsible for a considerable amount of water absorption. Every property east of 25 Carpenter St has water issues, with necessary sump pumps in all the houses. We are very concerned that if the developer of the wooded parcel does as his plans permit, this will be an issue pushed farther west on Carpenter. The placement of the septic systems for this new Police/Fire facility is just over the property line of 17 Carpenter St. and is concerning. Given the large piece of property involved it is troubling that the system is being placed so close to that residence, and to our residence at 25 Carpenter. There is only so much the ground will take and after that we will be facing problems in our basements, currently two of the few in this neighborhood that do not require a continuous sump pump.

I find it very unfortunate, that although there are apparently no setbacks to restrict it, the paved road and parking are situated at the edge of the property, leaving no respectful boundary between the black top and the neighboring property. It would have been very appreciated had the building been situated with greater respect to the property of the neighboring lots. It is so ironic that the lyrics to a song are so appropriate to this situation. You will be paving paradise, specifically Ms. Cornelia's garden, and putting up a parking lot..... how very sad. It just doesn't feel right, and does not do justice to how we have all respectfully lived as neighbors.

With the former Upper Valley Events Center being recently torn down, that property seems even more appropriate for this facility now than ever before. It would provide a commercially appropriate area for this facility, our neighborhood is not the proper placement for such a commercial enterprise at the scope to which is now being proposed. If the project proceeds as such, we hope that you will give strong consideration to the changes we are suggesting.

Sincerely,  
Ann Marie and Bill Smith  
25 Carpenter St.  
Norwich VT

**Miranda Bergmeier**

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**From:** Ann Marie Smith <birdseye95@comcast.net>  
**Sent:** Thursday, April 20, 2017 7:26 PM  
**To:** Ann Marie Smith; Miranda Bergmeier  
**Subject:** Police/Fire Re-build

Dear Norwich Selectboard,

Regarding the Police/Fire Complex:

Thank you for addressing the issue of the excessive increase in lighting at the new complex. An additional source of lighting that just happened to mentioned, and is not on the plans, was the 'donation' of a flagpole to the complex, one that would be lit 24/7.

This is another concern. A large flagpole with a light on it is a very nice gift, but not appropriate for this secluded location, tucked into the middle of a residential neighborhood. The objective of the neighbors is for this new complex to blend into the neighborhood, not to stand out like a beacon. A flag on attached to the wall next to the front door seems a much more appropriate addition than a large lit flagpole.

I am unhappy about the supposed need for 31 parking spots at a location that currently has 9, and never has more than 5 or 6 cars parked there regularly. I would like to see parking maintained at that level for the least disruption to the neighbors. The creation of a conference room to host regional training and seminars is above and beyond the purpose of needing a new Police/Fire complex. The piece of property is not appropriate for such an addition to the plans, and once it is put there, it will be used more and more. We have not objected to the wishes of our police department to have a new facility, but we had no idea that something like this would be added in. It is not necessary, it is gilding the lily at the cost of the good natured attitude the neighbors took towards this project. Although I am unhappy about the lack of consideration that the creation of a new Conference room and thus the needed parking for it, will have on the neighbors. I feel the most egregious addition to this entire complex is the designated parking for the police cars. These spots will be created in what is now a wooded area that abuts the homes of many of our senior citizen neighbors. The cars parked here will be parked right on the property line with no barrier between the properties, except for the tree trunks of the mature trees between the properties. Even with added shrubbery this is an obtrusive use of the space. The seniors that I have spoken with, are very unhappy about the prospect of this. One came to the last meeting but was too intimidated to speak up. Even though there is apparently no requirement for a municipal complex to adhere to the setbacks of residences, the fact that you don't have to do it, is truly not a good reason to do it, and it certainly not neighborly.

In our neighborhood we have all maintained a relationship with the police station as our neighbors, just like all the other residences. To now cling to rules that say they can be treated differently at the cost of the neighbors properties and happiness is not a neighborly way to proceed. I would ask that these designated police parking spots be eliminated. The complex will have an abundance of parking, to say that these are necessary is a stretch to say the least.

In a perfect world for the neighbors this new complex would be smaller without the addition of the Conference room, would be situated on the current footprint and expanded outward on the areas that are now grass, but would not exceed the area of buildings, grass and current paved area. Unfortunately, that seems very unlikely now. I personally feel that the neighbors have been disregarded in the creation of this complex that will be three times the size of the current building, pushes the building as far towards the property line on one side as possible, to account for future wishes for the fire station. For all we know the fire station will be moved to a more amenable location in the future, to create intrusion on the neighboring properties, that afterwards cannot be changed, to accommodate something that 'might' happen, is very displeasing. Although the timing couldn't be worse, with the old 'Upper Valley Events Center' now raised, that piece of property looks even more like the perfect place for this entire complex.

I would like to invite the select board to visit with the neighbors before next Wednesdays meeting, to walk the property with us, to see what we see, and to give us the opportunity to explain the subtle changes that could make a big difference for us.

Sincerley,  
AnnMarie Smith

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**Miranda Bergmeier**

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**From:** Jeff Lubell <jefflubell@yahoo.com>  
**Sent:** Saturday, April 08, 2017 4:12 PM  
**To:** Miranda Bergmeier  
**Cc:** Jeff Goodrich  
**Subject:** Note re Planning Commission Appointments for April 12 meeting

Dear Ms. Bergmeier,

I am writing with regard to an item to be considered by the Selectboard on Wed., April 12. Unfortunately, I will not be able to attend the meeting since I have another meeting at that time. I would appreciate if you could pass on my comments to members of the Selectboard.

I understand that Jaci Allen and Steve Thoms have applied to renew their service on the planning commission. Based on my experience working with Jaci and Steve on the commission, I believe they merit reappointment and respectfully urge the Selectboard to accept their applications and renew their membership on the commission.

Both Jaci and Steve have served abbreviated terms and not yet had the opportunity to serve a full term. During their time on the commission, they have been attentive and well prepared and contributed significantly to commission deliberations. They bring different life experiences from the other members of the commission which adds diversity and richness to our discussions. By renewing their terms, they will have an opportunity to apply the knowledge they have gained during their partial terms to help us make progress in updating the town plan and handling other pending work. Their contributions will be particularly helpful in ensuring that we can effectively strengthen our pending proposals in response to public feedback.

Thank you for considering my views.

Best,

Jeff Lubell  
Member, Planning Commission

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**Miranda Bergmeier**

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**From:** claudette brochu <cbrochu30@gmail.com>  
**Sent:** Friday, April 07, 2017 10:05 PM  
**To:** Miranda Bergmeier; Mary Layton  
**Subject:** correction of March 22, 2017 minutes

Hello,

Upon review of the March 22, 2017 minutes included in the Selectboard packet for the upcoming April 12 meeting, I noticed an apparent error in the minutes.

For #6, the minutes state that I spoke in support of a public round-table for discussion of the selectboard goals. That is not the case. I spoke to having a meeting of the board to determine SB goals with a trained meeting facilitator- not a public round table.

Claudette

# Know all Men by these Presents

That I, Allen H. Britton, Jr.

Dave  
here is copy  
of the deed we  
talked about yesterday  
Ed Chute

of Norwich in the County of Windsor  
and State of Vermont Grantor, in the consideration of  
One Dollar and other valuable considerations-----Dollars  
paid to my full satisfaction by  
Town of Norwich, a municipal corporation

of Norwich in the County of Windsor  
and State of Vermont Grantee, by these presents, do  
freely Give, Grant, Sell, Convey and Confirm unto the said Grantee  
Town of Norwich

successors  
and its heirs and assigns forever, a  
certain piece of land in Norwich in the  
County of Windsor and State of Vermont, described as

follows, viz: Being a parcel of land as described in a certain Plan  
entitled "Subdivision of Allen H. Britton, Jr., Norwich, Vermont,  
Scale: 1 inch equals 100 feet, December 1977, Project No. 72977,  
T & M Surveys, Inc., Lebanon, New Hampshire," and is described therein  
as follows:

Commencing at a set iron pin in the southeast corner of  
the parcel herein conveyed which point is marked A on said plan; and  
then running in a generally northerly direction along the westerly  
right-of-way line of Turnpike Road, so-called, a distance of 780 feet,  
more or less, to an iron pin, which iron pin is marked B on said plan  
above referenced. The closure line for the line between points A and  
B is north 02 degrees 40 minutes west, 769.2 feet; thence turning and  
running in a generally southwesterly direction along a stone wall from  
point B as shown on said plan to point C as shown on said plan a dis-  
tance of 435 feet, more or less. The closure line between points B  
and C on said map is south 38 degrees 55 minutes west a distance of  
432.1 feet; thence continuing south 39 degrees 25 minutes 30 seconds  
west a distance of 628.9 feet to a set iron pin; thence turning and  
running south 50 degrees, 16 minutes west a distance of 70.1 feet to  
a set iron pin; thence turning and running south 39 degrees 44 minutes  
east a distance of 50.0 feet to a set iron pin; thence turning and  
running north 79 degrees 22 minutes east a distance of 741.3 feet to  
the point of beginning. Said parcel contains 7.3 acres, more or less.  
Grantor herein expressly reserve a right-of-way 50 feet in width to  
himself, his heirs and assigns, for right-of-way to access to his re-  
maining lands. Said right-of-way runs in a generally southwesterly  
direction from Turnpike Road, so-called, to other lands of the Grantor  
herein.

Said parcel is a part of all and the same lands and premises as were conveyed by Warranty Deed of Louis Oliva to Allen H. Britton, Jr. deed dated May 4, 1962 and recorded May 16, 1962 at Book 32, Page 74 of the Norwich Land Records, and is a part of the Parcel "3" as described therein. Reference may be had to said deed and record and the deeds and records mentioned therein for a more particular description.

It is further expressly a condition of this conveyance that:

1. Edwin S. Childs and Joyce B. Childs, contiguous land owners along the westerly boundary of the parcel herein conveyed shall use a part of the reserved right-of-way for access to the lands of the Childs.
2. That at least a two strand fence be erected along the boundary line between this land and other land of the Grantor herein, said fence to be erected and maintained at Town expense.
3. That signs shall be placed along the boundary of fence at sufficient intervals to indicate that the land beyond the fence is private property.
4. That no buildings are to be erected upon this property.
5. That the land is not to be used for any over night activities.
6. That the land is offered subject to any existing rights-of-way.

In order to comply with the State of Vermont Health Regulations on the Subdivision of lands and disposal of wastes including sewage, the grantee shall not construct or erect a structure or building on the parcel of land conveyed herein, the useful occupancy of which will require the installation of plumbing and sewage facilities, without first complying with said State Regulations.

**To have and to hold** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee

Town of Norwich

and its successors ~~herein~~ and assigns, to their own use and behoof forever;

And I the said Grantor

Allen H. Britton, Jr.

for myself and my heirs,

executors and administrators, do covenant with the said Grantee

Town of Norwich

and its successors

~~herein~~ and assigns, that until the ensembling of these presents I am

the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are **Free from every encumbrance;** except as herein stated;

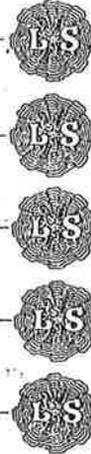
338 - And I hereby engage to **Warrant and Defend** the same against all lawful claims whatever, except as herein stated;

In Witness Whereof, I hereunto set my hand and seal this 3rd day of October A. D. 19 78.

In Presence of

Louis A. Fucci ) As  
 ) to  
 ) AHB, Jr.

Allen H. Britton Jr.  
Allen H. Britton, Jr.



State of Vermont, } ss. At Hartford this  
WINDSOR County } 3rd day of October A. D. 19 78,

Allen H. Britton, Jr.

personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me Louis A. Fucci  
Notary Public



WARRANTY

ALLEN H. BRITTON; ~~OFFICER~~  
Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGMENT-  
Return No. 448988  
Signed Clavin Meneau  
T-TOWN OF NORWICH 10/1/78

Dated, October 3rd, 1978

Norwich VT CLERK'S OFFICE

RECEIVED FOR RECORD

October 5 A. D. 19 78  
AT 3 O'CLOCK 40 MINUTES P.M.

AND RECORDED IN 336  
BOOK 57 PAGE 338 OF LAND RECORDS

ATTEST Clavin Meneau  
CLERK

RECORDERS FEE \$ \_\_\_\_\_

FUCCI, FUCCI & FUCCI  
ATTORNEYS  
FONDA BLOCK  
WHITE RIVER JUNCTION.  
VERMONT  
05001

Certificate required by Act #250 signifies exemption from the Land Use and Development Plans Act.  
Certificate required by Act #291 signifies exemption from the Board of Health Regulations and also  
Certificate required by Flood Hazard Regulations.

EXHIBIT 2

Map Book 1  
PAGE 46

