

**NORWICH DEVELOPMENT REVIEW BOARD
MINUTES**

September 6, 2018
Tracy Hall Meeting Room

Members present: Dean, Lawe, Rotman Ciccotelli, Teeter, Carroll, Stucker. **Members not present:**
Alternates present: Pitiger, McCabe **Alternates not present:**
Clerk/Staff: Rod Francis
Applicants: Elizabeth Tuggle and Folger Tuggle
Others: Kris Clement

The meeting was called to order by Chair Dean at 7:15 PM

1. **Agenda** – Approved
2. **Public Comments & Announcements** – None
3. **Minutes:** 4-19-18 and 8-16-18 Minutes were approved without changes
4. **Administrative Issues** – No future hearing scheduled
5. **Public Hearing: 7:30 PM**
#30PUD18: Review of a Planned Unit Development Application by F. Folger Tuggle and Elizabeth W. Tuggle, Applicants and Landowners of Lot 06-003.200 at 47 Waterman Hill Road. The proposal calls for adding one (1) additional dwelling to the existing two dwellings on the lot, for a total of three dwellings. Application reviewed under the Norwich Zoning Regulations and Norwich Subdivision Regulations.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #30PUD18, dated 6-14-18
- A-2 Narrative, dated 6-14-18
- A-3 Site Plan, received 6-14-18
- A-4 Photo of Site of existing barn structures at 167 Waterman Hill RD, received 6-14-18
- A-5 Photo of Site of proposed new Single Family Home, received 6-14-18

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, dated 9-6-18
- ZA-2 Density Calculation Sheet, dated 5-30-18
- ZA-3 ZA Report, dated 8-6-18 (Revised 9-6-18)
- ZA-4 Ortho Base (2016) Photo of Site Plan, dated 5-18
- ZA-5 DRB Conditional Use Review Decision on Application #3BCU12, dated 3-9-12

The Chair opened the Public Hearing at 7:30 PM.
Present Members: Dean, Lawe, Rotman Ciccotelli, Teeter, Carroll, Stucker
Clerk: Rod Francis
Applicant: Folger Tuggle, Elizabeth Tuggle
Interested Parties: Kris Clement

Disclosures: Carroll informed the Chair that he was social friends with the applicant(s), and community friends with the abutters, nevertheless these friendships did not compromise his ability to review and vote on the application. Chair Dean thanked him for raising the matter.

Site Visit Report: Francis reported: At 4:00pm DRB members assembled at proposed site (approx. 0.5 miles east of 47 Waterman Hill Rd) Members Present:: Stucker, Rotman, Pitiger, Ciccotelli, Carroll, (Dean visited the site earlier in the day), Clerk: Francis. Applicant(s): Folger and Elizabeth Tuggle, Public/Abutters: Kris Clement, Karen Julian.

DRB members present viewed the proposed site of a dwelling. The parcel is 64.54 acres and is developed with two dwelling units and structures that meet the definition of "Agricultural Structure" in Article VII of Norwich Zoning Regulations (as amended July 1, 2009).

Members of the public/Abutters asked the assembled members and staff to stand in the indicated footprint of the proposed structure and look across the road (south) to an abutting property. Members and staff complied.

Presentation of Application: Folger Tuggle (applicant) presented the application for a PUD. A brief outline of the history of the parcel was provided, including the re-purposing of an existing structure from a mobile home to hay storage adjacent to the proposed (third) house site. Tuggle described how the proposal conformed to the clustering requirements set forth in Section 5.06 (D) (10) (b) Farmstead Cluster. The exact location of the proposed dwelling unit was discussed.

Carroll moved to accept all of the exhibits listed in the hearing document (ZA-1) plus three additional exhibits brought to the hearing from Applicant Folger Tuggle, Abutters Lynn Stern and Kathy Spruck into the record. Rotman seconded. The motion passed 7-0.

Kris Clement read into the record (see exhibit #2) objections as to the proposed location of the dwelling.

Carroll raised a point of order concerning the non-factual content of the submissions. Dean overruled, stating that the admissibility of the submissions from Clement could be determined in deliberations once the hearing was closed.

Clement continued.

Tuggle explained site constraints with regard to existing trees, septic location and artesian well.

Carroll moved to close the hearing. The motion was seconded by Rotman and passed 5-0. The hearing was closed at 8:19PM.

6. Other Business – None

7. Adjournment

The meeting adjourned at 9:20 PM

Rod Francis, Clerk

APPROVED 11/1/18

Future DRB Meetings:

September 20, 2018 – No hearing scheduled

Development Review Board Agendas & Minutes are available at: <http://norwich.vt.us/development-review-board/>