

TOWN OF NORWICH  
DEVELOPMENT REVIEW BOARD  
MINUTES  
Thursday, September 15, 2022

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

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**Members Present:** Richard Stucker, Don McCabe, Linda Gray, Patrick Bradley, Sue Pitiger, Matt Stuart  
**Alternates Present:** None

**Members Absent:** Arline Rotman (Chair)  
**Staff:** Rod Francis (Town Manager), Aaron DeNamur (Clerk), Zoning Administrator  
**Public:** Nancy Osgood, Judy Wilson, Jamie Teague, Jeff Goodrich, Tom Candon, Omer Trajman, Brie Swenson, David Sargent, Scott Miller, Lindsay Miller, Russell Hirschler

- 1) **Call to Order:** Acting Chair Stucker called the meeting to order at 7:01pm.
- 2) **Approve Agenda:** Pitiger moved, and Bradley seconded a motion to approve the agenda. Motion carried 6 – 0. For: Stucker, McCabe, Gray, Bradley, Pitiger, Stuart.
- 3) **Approve Minutes – July 21, 2022: Bradley moved, and McCabe seconded to approve the July 21, 2022, Minutes. Motion carried 6 - 0.** For: Stucker, McCabe, Gray, Bradley, Pitiger, Stuart.
- 4) **Public Comments:** None.
- 5) **Announcements and Correspondence:** Francis introduced the new Planning and Zoning Coordinator, Aaron DeNamur. Nancy Osgood spoke to her letter included in the packet from the Historic Preservation Commission. The Board briefly discussed the issue, clarifying that a formal design review of development in the Historic District would involve policy changes made by the Planning Commission (currently rewriting the land use regulations). Otherwise the permit application information is publicly available for the Historic Preservation Commission to use for contacting property owners contemplating development in the historic district.
- 6) **Boundary Line Adjustments: #48BLA22, transfer 2.3 Acres from 06-022.000, 467 Campbell Flat Road, owned by Anne Sargent Walker to 06-021.000, 397 Campbell Flat Road, owned by David R. and Ann Shriver Sargent. Both lots developed.**  
  
McCabe moved and Bradley seconded a motion that #48BLA22 meets the criteria in Section 2.1 (D) (1) and therefore the Zoning Administrator may file with the Town a final plat recording the boundary line adjustment between Lot 06-022.000 and Lot 06-021.000. Motion carried 6 – 0. For: Stucker, McCabe, Gray, Bradley, Pitiger, Stuart.
- 7) **Public Hearing at 7:33 PM:**  
**#41BCU22:** Conditional Use Review for an application by the Dresden School District for 223 US Route 5 South, Tax Map 15-072.000, to replace existing underdrains with grading modifications to provide proper drainage and move existing fencing/dugouts to reduce size of field. Application to be reviewed under the Norwich Zoning Regulations.

Goodrich representing the applicant stated that drainage on the field doesn't work properly, the applicant also wants to make the field smaller. Surface water does not go into the underdrains which is why the applicant is proposing to replace the existing underdrains, change the grading of the field, move the bleachers and other structures closer in once the smaller field is marked out. Francis explained this is being reviewed before the board because the initial permit was a conditional use. Teague noted that shrinking the field would provide better access to safety equipment as well.

Bradley moved and Stuart seconded a motion to close the hearing at 7:50 PM. **Motion carried 6 - 0.**  
For: Stucker, McCabe, Gray, Bradley, Pitiger, Stuart.

- 8) Public Hearing at 7:51 PM: #42BUC22-** Conditional Use Review for an application by the Norwich School District, (Town of Norwich, Landowner), Tax Map 20-242.000 to improve approximately 1,400 feet of existing Milton Frye Nature Area trails to meet ABA standards. Application to be reviewed under the Norwich Zoning Regulations.

Teague representing the applicant explained that these changes are needed to make the trails accessible to all children and be in ABA compliance. Hirschler described the meaning of accessible trails. The project would be done in 2 phases and start this Fall. Hirschler gave detailed description of how the work would be accomplished, the construction process. Omer Trajman, an abutter, expressed support for the project.

Bradley moved and Gray seconded a motion to close the hearing at 8:08 PM. Motion carried 6 - 0. For: Stucker, McCabe, Gray, Bradley, Pitiger, Stuart.

- 9) Public Hearing at 8:09 PM: #43BCU22-** Conditional Use Review for an application by the Town of Norwich for 111 Turnpike RD (Huntley Meadow), Tax Map 20-148.000, for development in the floodway for a proposed trail bridge across Bloody Brook. Application to be reviewed under the Norwich Zoning Regulations.

Francis described the nature of the proposed project. Stream alteration permit would be required. Francis explained some history of the project, replacing a bridge built by the Boy Scouts of America. Goodrich expressed support for the project as an abutter and asked that the bridge be anchored in place. Lindsay Miller expressed there is local youth excitement regarding the proposal.

Stuart moved and Gray seconded a motion to close the hearing at 8:33 PM. Motion carried 6 - 0. For: Stucker, McCabe, Gray, Bradley, Pitiger, Stuart.

- 10) Other Business:** none

- 11) Deliberative Session 8:35 PM:** McCabe moved and Stuart seconded a motion to enter deliberative session.

- 12) Meeting Adjourned:** 8:55 PM

Respectfully submitted,

Aaron DeNamur  
APPROVED 11-17-2022

Future Meetings:  
TBD

DRB Minutes available at:

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

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