

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
MINUTES
Thursday, February 4, 2021

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

Members Present: Arline Rotman (Chair), Sue Pitiger, John Lawe, Richard Stucker, John Carroll, Don McCabe,
Alternates Present: Matt Stuart
Staff: Francis (Clerk)
Public: Juan Garceran, Brenda Danielson, Linda Cook, Jeff Goodrich, Corey Mack, Anne Papper, Brie Swenson

- 1) **Call to Order:** Roll Call 7:05pm
- 2) **Agenda:**
Carroll moved and Stucker seconded a motion to approve the agenda. Motion carried 6 – 0.
- 3) **Minutes of 01-21-21**
Carroll moved and Pitiger seconded a motion to approve the minutes of January 21, 2020 as amended (to state Carroll was absent). Motion carried 6 – 0.
- 4) **Public Comments and Announcements:** None
- 5) **Administrative Issues and Updates:**
 - a) Francis indicated that there will be a site visit on the afternoon of February 18, 2021 followed by meeting with two hearings.
- 6) **Public Hearing 7:14pm**
 - a) **#57BCU20 Continued from January 21, 2021:** 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 board continued to hear testimony from applicant Garceran and their representatives.

Chair Rotman reminded all interested parties that they were under oath.

Pitiger moved and Stucker seconded a motion to allow admission of three exhibits relating to snow removal and stormwater management. Motion carried 7 – 0.

Attention focused on site plan considerations including, but not limited to, criteria established in §5.03 of the Norwich Zoning Regulations (NZR).

Chair Rotman took questions and comments from abutters.

Anne Papper of 319 US Route 5 asked to have her written comments accepted into testimony.

Pitiger moved and Stucker seconded a motion to accept into evidence written submission of comments from Anne Papper of 319 US Route 5. Motion carried 7 – 0

In addition to her written comments Anne Papper asked that if farm animals were to be kept on the property that consideration be given to the potential for impacting water quality on the abutting property.

Board members had the opportunity to ask the applicant questions relating to the submission.

Questions included:

What is slope of the driveway at ten feet intervals commencing from US Route 5 access? Jeff Goodrich (Pathways Consulting) responded that the steepest section is from the driveway entrance for about 140 feet. The steepest section is approximately 17 percent and runs for a length of approximately 60 feet.

A series of questions were asked in relation to braking sight distances for vehicles approaching the driveway entrance from the north on US Route 5, the safety of the driveway access US Route 5 and how the traffic study by RSG treated this question. Corey Mack (RSG) provided responses detailing study methods, changing site conditions and the application of VTrans standards to US Route 5.

What is the status of the unsigned snow removal contract? Applicant Garceran explained that he drafted an agreement between the school and the contractor in the form of a memorandum which is not signed by the contractor.

Pitiger moved and Carroll seconded a motion to close the hearing. Motion carried 7 – 0

7) **Deliberative Session**

Members entered into deliberative session at approximately 7:31pm

Respectfully submitted,
Rod Francis

APPROVED 02-18-2021

Future Meetings:

Thursday, February 18 at 7:00PM

DRB Minutes available at:

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

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