

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
MINUTES
Thursday, September 17, 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, Pitiger

Alternates Present: Stuart

Staff: Francis (Clerk)

Public: Nate Stearns, Jeff Goodrich, Laura Golnabi, Renee Harvey, Brenda Danielson, Linda Cook

1) **Call to Order**, Roll Call: 7:03pm

2) **Agenda:**

Pitiger moved and Stucker seconded a motion to approve the agenda. Motion carried 7 – 0.

3) **Minutes of 09-03-20**

Lawe moved and Stucker seconded a motion to approve the minutes of September 3, 2020. Motion carried 7 – 0.

4) **Public Comments and Announcements:** None

5) **Administrative Issues and Updates:** None

6) **Public Hearing: Continued from September 3, 2020 (7:12pm)**

- a) **#29BCU20:** Conditional Use and Site Plan Review for a Daycare and a Public Facility (school). Amended 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.

Applicants submitted an amended application subsequent to receiving notice from the Agency of Education approving the applicant's request for their program to be recognized as an independent school for school year 2020-2021 within the meaning of 16 VSA §166(c). The amended application seeks site plan review and conditional use review for a public facility (previous application sought review approval for a cultural facility (school). The application no longer includes an apartment on the lower floor of the principal structure.

Pitiger moved and Lawe seconded a motion to admit new documents into evidence. Motion carried 7 – 0

Members continued with questions on establishing how the proposed development met the requirements of Sections of 5.03 Site Plan Review, and 5.04 Conditional Use Review.

Board members asked questions regarding:

- Adequacy of access to Route 5 with regard to an abrupt drop in the elevation of Route 5 just north of driveway access, possibly obscuring vehicles heading south towards site access
- adequacy of emergency vehicle access
- contents of the Fire Marshal report
- the appropriate balance between operational procedures for student arrival/departure versus the adequacy of site design
- snow storage/management

Pitiger moved and McCabe seconded a motion to close the hearing. Motion carried 7—0.

10) Deliberative Session

Members entered into deliberative session at 7:46pm

11) Adjournment:

A motion to adjourn was entertained at 8:53pm. Motion carried 7 – 0.

Respectfully submitted,
Rod Francis

APPROVED 10-15-2022

Future Meeting:

Thursday, October 15, 2020 at 7:00PM

DRB Minutes available at:

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

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