TOWN OF NORWICH DEVELOPMENT REVIEW BOARD AGENDA Thursday, September 21, 2023 7:00 PM

Zoom Information:

Meeting ID: 880 5185 5406 US Toll-free: 888-475-4499 https://us02web.zoom.us/j/88051855406

- 1. Call to Order, Roll Call
- 2. Approve Agenda
- 3. Approve Minutes July 27, 2023
- 4. Public Comments
- 5. Announcements and Correspondence
- 6. Public Hearing at 7:15 PM:
 - a. #35DE23 Development Envelope Review Application by Ira Clark, Smith and Vansant Architects, Applicant (Jon Olsen and Carole Dempsey, Landowners) for a proposed relocation of a Development Envelope site established in Zoning Permit #35BSUB06 (2-lot subdivision) for tax map parcel 15-007.000, 33.9± Acres on an undeveloped lot on Newton LN. Application to be reviewed under the Norwich Zoning Regulations.
 - #33BRL23 Ridgeline Protection Review Application by Michael Jeremy and Alicia Ely Yamin, applicants and landowners, to construct a dwelling on an undeveloped lot on Meetinghouse RD, 27.36+/ for tax map parcel #05-133.100. Application to be reviewed under the Norwich Zoning Regulations.
- 7. Other Business
- 8. Adjournment

Future Meeting: TBD

DRB Minutes available at: http://norwich.vt.us/development-review-board/

To receive copies of Town agendas and minutes, please send an email request to be added to the town email list to the Town Manager's Assistant at: <u>manager-assistant@norwich.vt.us</u>

TOWN OF NORWICH DEVELOPMENT REVIEW BOARD Draft Minutes Thursday, July 27, 2023

Members present: Patrick Bradley (chair), Linda Gray, Don McCabe, Emily Myers, Sue Pitiger (7:12)
Alternates present: Jack Candon
Members absent: Matthew Stuart
Staff: Kyle Katz, Interim Zoning Administrator
Minute Taker: Linda Gray
Public: Richard Stucker, Melinda Stucker, Sue Schiller (7:25), Knude
Rosenkrantz (7:25)

1. Call to Order: by Chair Bradley at 7:03 pm. Roll call of Board members.

2. Approve Agenda: Gray moved, Myers seconded a motion to approve the agenda. Motion carried unanimously.

3. Minutes – June 1, 2023: McCabe moved, Myers seconded a motion to approve the June 1, 2023 minutes. Motion carried unanimously.

4. Public Comment: none.

5. Announcements and Correspondence: none

- 6. Public Hearing:
 - a. #27BSUB23 Preliminary Plan Review of a Subdivision Application by Richard and Melinda Stucker, Applicants and Landowners, to divide Tax Map Parcel #11-067.400, an 11.46+/- acre lot, into 2 lots of 3.11 acres with a development site for a primitive cabin at 110 Pattrell RD and ±8.35 acres developed with a dwelling at 70 Pattrell RD. Application to be reviewed under the Norwich Subdivision Regulations.

Gray moved and Myers seconded a motion to accept into evidence the exhibits submitted by the Interim Zoning Administrator and the applicants. Motion carried unanimously.

Richard Stucker introduced the subdivision request: they currently own almost 12 acres, plan to sell ~9 acres and a house, and keep 3 acres on which to build a "primitive cabin" as defined by state regulations. Last fall, they got approval to put in a road, which has been inspected by the DPW director.

Katz gave an overview of the applicable subdivision requirements, noting that they are all met, and it is appropriate to waive a preliminary review of the request and move to a final review. He noted that no development is proposed for the subdivision that has not already been permitted.

Candon moved, Myers seconded that the DRB waive a preliminary review and move directly to a final plan review. Motion carried unanimously.

Sue Schiller asked about the possibility of utilities being added to the property in the future, if there is a new owner. Richard Stucker responded that the definition of a primitive cabin is set by the state, and that any subsequent owner would have to go through another permitting process if they wanted to make changes.

Pitiger moved, McCabe seconded a motion to close the hearing and enter into deliberative session at 7:44 pm. Motion carried unanimously.

7. Other Business: Chair Bradley suggested that Alternate Candon apply to fill the newly-open regular seat on the DRB; Candon agreed and will work with Bradley to file his application with the Selectboard.

8. Meeting Adjournment: Candon moved, Pitiger seconded a motion to adjourn. Motion carried unanimously; meeting adjourned at 8:20 pm.

Respectfully submitted, Linda Gray

Agenda Iten #6a

Exhibit ZA-1

TOWN OF NORWICH, VERMONT DEVELOPMENT REVIEW BOARD

DOCUMENTS AND INTERESTED PARTIES

Application Number: #35DE23 Lot: 15-007.000 00 Newton LN

Site Visit:

Public Hearing Date: September 21, 2023

Applicant:	Ira Clark Smith and Vansant Architects, PC 129 South Main ST, Suite 104 White River Jct., VT 05001
Landowners:	Jon Olsen and Carole Dempsey 70 Pine Tree RD Norwich, VT 05055

Interested Parties:

NATURE OF APPLICATION - #35DE23 – Development Envelope Review Application by Ira Clark, Smith and Vansant Architects, Applicant (Jon Olsen and Carole Dempsey, Landowners) for a proposed relocation of a Development Envelope site established in Zoning Permit #35BSUB06 (2-lot subdivision) for tax map parcel 15-007.000, 33.9± Acres on an undeveloped lot on Newton LN. Application to be reviewed under the Norwich Zoning Regulations.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Cover Page (08-09-2023)
- A-2 Contents, (08-09-2023)
- A-3 Application #35DE23, (08-09-2023)
- A-4 State of Compliance (08-09-2023)
- A-5 Site Plan by Hathorn Surveys ww/ current development envelope, last reviewed 07/20/06 (sheet 5)
- A-6 Site plan detail with grades, current and proposed new development envelopes (sheet 6) (08-14-2023)
- A-7 Site plan detail with overlay districts, current and proposed new development envelopes (sheet 7) (08-09-2023)
- A-8 Norwich Zoning Resource Map C w/ inset detail of site (05-21-2008)
- A-9 2006 DRB Final subdivision plan review, decision, and conditions (08-10-2006)
- A-10 Letter of Agency (07-24-2023)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (08-15-2023)
- ZA-2 Recorded Mylar from #35BSUB06, Map Slide #364A (7/20/06)

350E23 Exhibit A-1



1.4

Submission to the

Town of Norwich Development Review Board

for

Development Envelope Review

at the former Valley lot (Book 234, pages 864-866) **Newton Lane, Norwich, VT**

for owners

Jon Olsen and Carole Dempsey

9 August 2023

129 South Main St., Suite 104, WRJ, VT 05001 • t| 802.649.5515 • w| www.smithandvansant.com

350E23 Exhibit A-2

Contents

- 1. Cover
- 2. Contents
- 3. Zoning Application
- 4. Statement of Compliance
- Sheet 5. Site Plan by Hathorn Surveys w/ current development envelope, last revised 7/20/06
- Sheet 6. Site plan detail with grades, current and proposed new development envelopes
- Sheet 7. Site plan detail with overlay districts, current and proposed new development envelopes
- Sheet 8. Norwich Zoning Resource Map C w/ inset detail of site
 - 9. 2006 DRB final subdivision plan review, decision, and conditions
 - 10. Letter of Agency

TOWN OF NORWICH, VERMONT **APPLICATION FOR ZONING PERMIT**

TOWN OF NORWICH, VERMONT APPLICATION FOR ZONING PERMIT Owner(s): JON OLSEN AND CAROLE DEMPSEY EXH.5.7 A-3
Mail Address: <u>70 PINE TREE RD.</u> Town NARWICH ST VT Zip <u>05055</u> Day Phone: <u>C (603) 359-2600</u> Eve Phone: <u>1802</u> 649-2642 Email: <u>jon dol sen e gmail.com</u> carole adempsoy e gmail.com
Applicant (If Different): IRA CLARK, SMITH & VANSANT ARCHITECTS PC
Mail Address: 129 50. MAIN ST. SUITE 104 Town WHITE RIVER JCT. ST VT Zip 0500
Day Phone: (802) 649-5515 Eve Phone: (802) 763-8004 Email: iraesmithandvansant.com
Description of Proposed Development: PROPOSED RELOCATION OF A DEVELOPMENT ENVELOPE
FOR A SINGLE FAMILY HAME TO A MARE SUITABLE LOCATION ON SITE.
Zoning District: RR VR I VR II VB C/I AQ
Street Address: <u>OO</u> NEWTON LANE Tax Map Lot # 15 - 007 Lot Size: 33,9 ACRES 1/2
Building Setbacks- Road Right-of-way: Right Boundary: Left Rear
Size of Building(s)/Additions: Structure A: Width Length Height
Structure B: WidthLengthHeight Area: Footprint of Structure A
Additional Footprint of Structure B (if any) Total # of Parking Spaces
Estimated Date of Completion: Estimated Value \$ # of Bedrooms

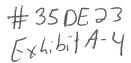
Please Attach: Site Plan with building locations, well & septic locations, roads, driveways, and streams. Drawing of footprint of new construction and outlines of additional floors. Elevation Drawing of multi-story buildings.

The undersigned hereby agrees that the proposed development shall be built in accordance with the foregoing statements, attached plans, and in accordance with the zoning and subdivision regulations of the Town of Norwich, and certifies that the above is true, correct, and complete. The owner consents to inspections of the real estate that is the subject of the application by the Zoning Administrator at reasonable times.

Signature of Landowner (or Authorized Agent) <u>true</u> Date <u>08.09.23</u>

Zoning Office Checklist: Flood Hazard Area Wetlands Septic Location Water Supply	Additional P Subdivisio Conditiona Site Plan F	al Use	Variance PRD Driveway Wastewater	
Parking Shoreline Aquifer Protection Permit Conditions Agricultural Exemption Comments:	Fees: Base Fee Sq. Ft. x # of Lots Recording Other Total Date Paid To Finance	\$	Action Received Complete Granted Refused Posted at Site Appeal By Effective Expires	Dates 08-04-2023
Signature of Zoning Administrator			Date	

Signature of Zoning Administrator	Date
8/11	Application/Permit #35 DE 23



Statement of Compliance

SVA No.:	2203
Authority:	Norwich Zoning Regulations, Amended 7/1/2009 Norwich Development Review Board
Site:	Newton Lane, Norwich
Project:	Dempsey/Olsen Residence
Date:	9 August 2023

Introduction

Jon Olsen and Carole Dempsey have purchased two adjoining lots once owned by the Valley family and subdivided in 2006. They wish to build a single-family home on the lot off Newton Lane and conserve most of the 97+/- acres they own in total, with no construction planned on the second lot.

Owner upgrades of the Class 4 Newton Lane to Town standards are being pursued in a separate application process.

The attached zoning application proposes to reposition the development envelope on Lot 15.007 such that it encompasses a level area better suited for a house site and a gently sloping driveway. The proposed new envelope avoids the steep slopes captured by the original envelope. It is farther from both the onsite wetland buffer and the southern property line. This relocated development envelope better reflects the portion of the site suitable for construction and conforms to the limits placed on the lot by Norwich's zoning overlay districts.

Per Norwich Zoning Regulations Section 5.07, Development Envelope Review, the proposed new envelope limits adverse effects on significant natural, scenic, and cultural resources as listed in Section 3.13 and as described on the following pages.

Section 3.13 (A) Natural and Scenic Features

 $(\vec{x})_{\mu}$

Wetlands	Whereas the existing development envelope abuts the site's 50' wetland buffer, the nearest point of the proposed new envelope is approximately 230 feet from this buffer. There will be no encroachment on wetlands with the new envelope.		
Aquifer Protection Zo	one Not applicable		
Flood Hazard Area	Not applicable		
Shoreline Protection	Not applicable		
Ridgeline Areas	No portion of the lot is within a ridgeline zone identified on Zoning Map 5: Ridgeline Overlay District.		
Steep Slopes	Newly-available LIDAR topographic information from VT-ANR indicates that the current development envelope includes slopes of greater than 25%. The new proposed envelope avoids these steep slopes. No development is planned on slopes greater than 15%. Grades are shown on the attached sheet 6.		
Endangered Species	Not applicable		
Vernal Pools	Not applicable		

Section 3.13 (B) Development Review

Farm Land Norwich's Resource Map B shows "Statewide Agricultural Soils" limited to the low-elevation wetland portion of the lot. There will be no encroachment on the wetland or on these soils in the new proposed development envelope.

Forest Resources and Wildlife Habitat

Interim Zoning Administrator Kyle Katz has offered the following opinion:

"While the location of the proposed development envelope is within a state designated forest block, so is the current development envelope, and neither envelope appears to increase the degree of encroachment in any significant way."

The upper portion of the site, including the acreage within the proposed development envelope, was clear-cut by the prior owners years before the sale to Jon and Carole. Trees are rapidly growing back and it is the new owners' intention to allow regrowth to maintain the visual buffers to Newton Lane and to the property to the south. The new development envelope encompasses areas still cleared and areas with densely-spaced young saplings, but no contiguous mature forest.

The Norwich DRB's final subdivision plan review of 8/10/06 stated (regarding the current development envelope) that "There will be limited impact on wildlife habitat and natural areas due to the limited size of the development envelopes."

Scenic resources

A large swath of the site falls within the Scenic Resource Area shown on Norwich's Resource Map C. The current development envelope is fully within this Area (as are several existing homes that line the west side of Newton Lane).

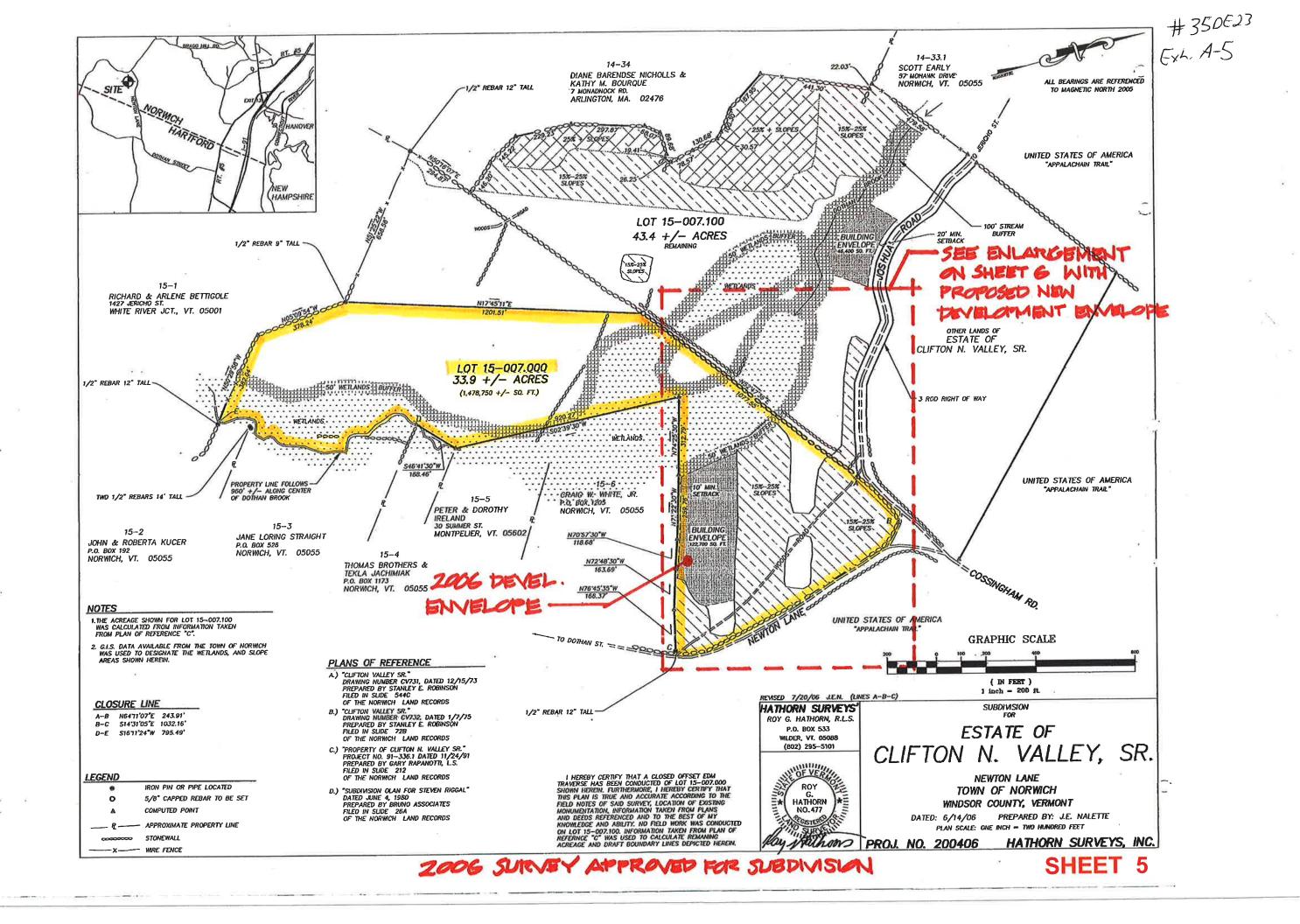
The proposed revised envelope on lot 15-7 does not represent an undue adverse impact on the scenic quality of the area. At 2.7 acres the envelope is smaller than the current 2.8 acres. The intended new house site, labeled on sheet 6, is fully 50 feet in elevation below the nearest point on Newton Lane. Young trees and thick undergrowth already conceal the house site from Newton Lane. Views across the valley from Newton Lane will not be unduly affected by the new home owing to its depressed elevation and the Owners' interest in maintaining visual privacy from the public way.

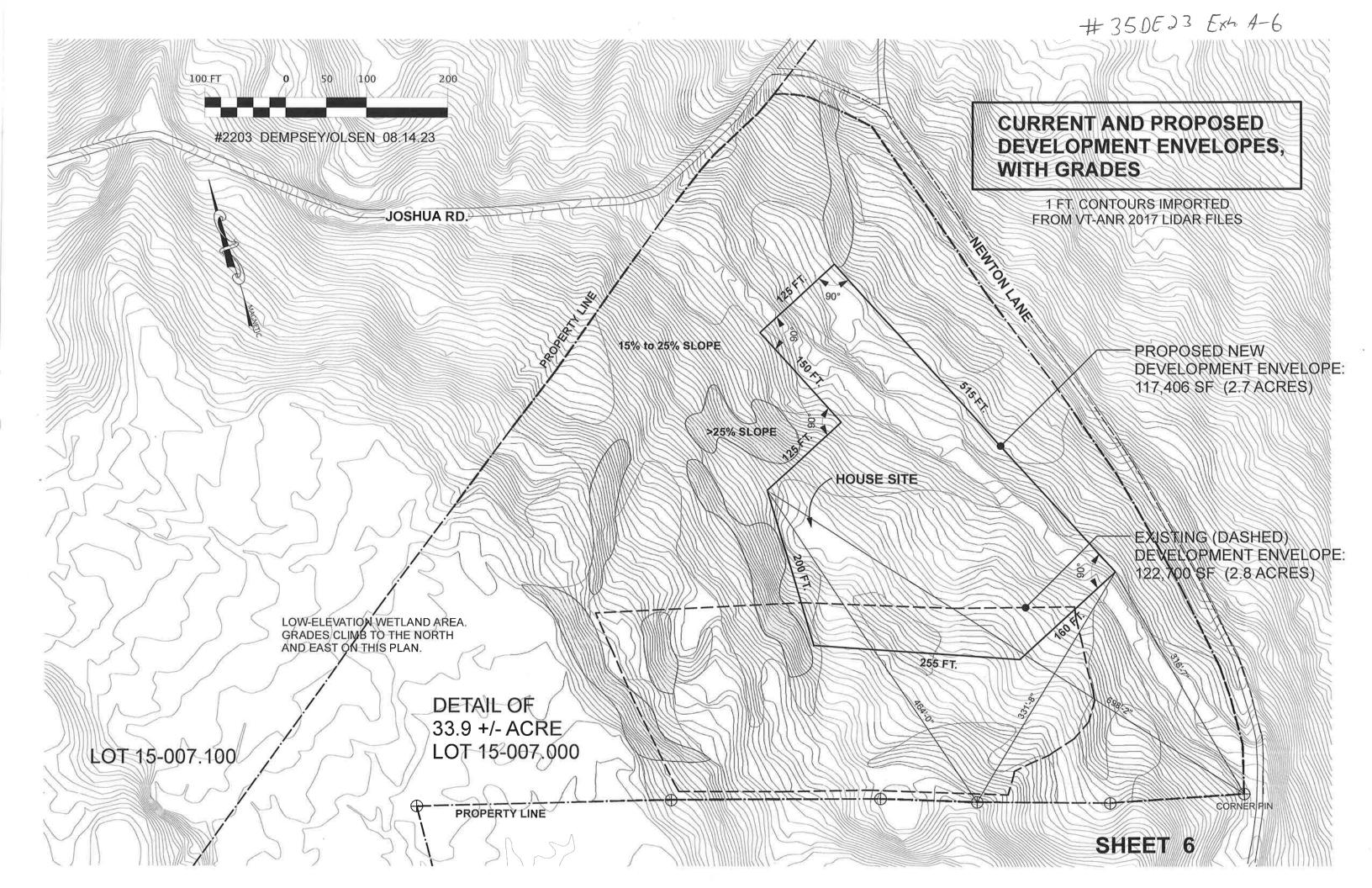
Historic and Cultural Resources

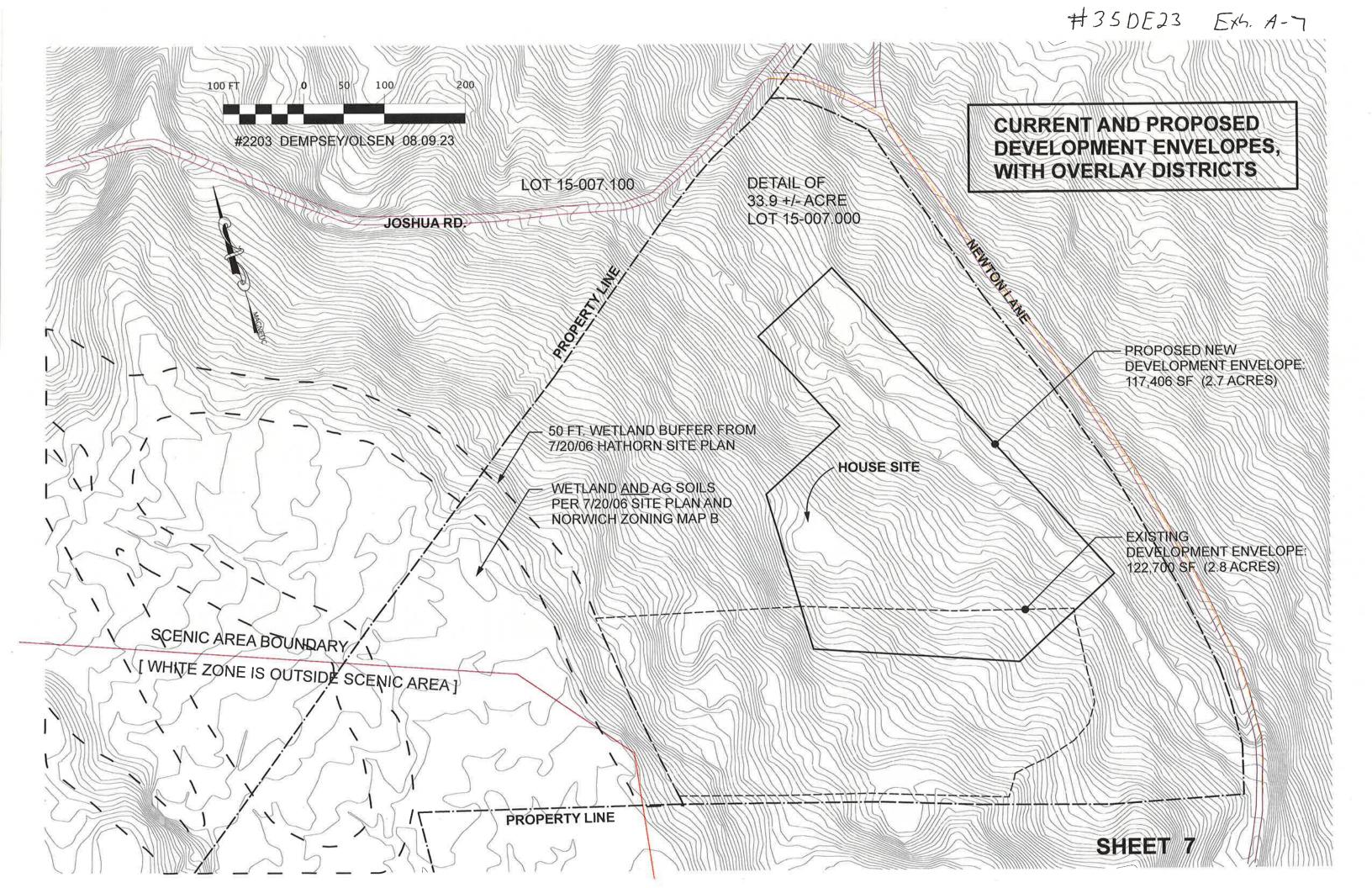
The 2006 DRB subdivision review found that stone walls are the only historical remnants of past settlement on this site. The Owners plan to preserve the stone walls as stipulated in the 2006 subdivision conditions.

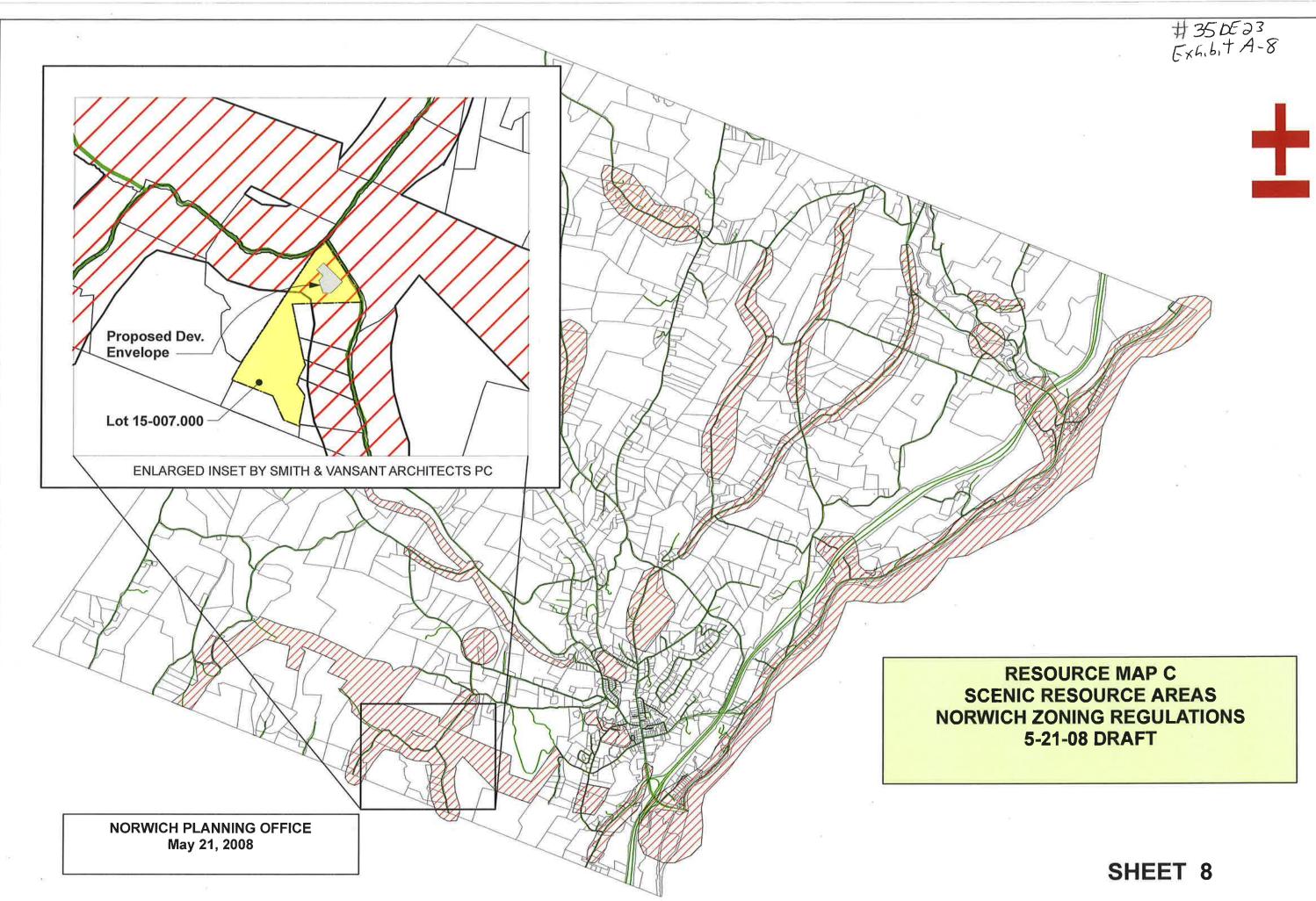
Conclusion

Jon Olsen and Carole Dempsey respectfully request approval of this proposed 2.7 acre Development Envelope on its 33.9+/- acre lot, an envelope designed to respect, to the greatest extent feasible, the letter and spirit of the Norwich Zoning Regulations. We believe the new development envelope avoids sensitive areas more successfully than the original envelope. Unlike the current envelope, the proposed envelope is limited to the site's low and moderate slopes more appropriate for development.











#35DE23 Exhibit A-9

TOWN OF NORWICH DEVELOPMENT REVIEW BOARD

NOTICE OF DECISION - CONDITIONS

TOWN CLERK NORWICH, VERMONT This document is to be recorded in the Norwich Land Records. A copy of the complete Notice of Decision is available in the planning office.

Application Number: #35BSUB06

MIN

RECEIVED

AND RECORDED

ATTES

Lot: 15-007- Newton Lane & Joshua Road

Public Hearing Dates: July 6 & 20, 2006

Applicant/Landowner:Clifton D. Valley, Executor, Estate of Clifton N. Valley
92 Dothan Street
White River Junction VT 05001

NATURE OF APPLICATION – Final Plan Review of a Minor Subdivision Application to divide a portion of Lot 15-007 on Newton lane and Joshua Road into two lots of approximately 34.1 and 43.4 acres.

II CONDITIONS

- A. The conditions set forth herein shall be recorded in the Norwich Land Records at the office of the Town Clerk of Norwich within 90 days of this Notice of Decision ("NOD"). The failure to record within such time shall render this approval null and void without the need for further action.
- B. The final plat shall conform to the specifications and content requirements in Section 2.7 of the Norwich Subdivision Regulations and shall be recorded in the Norwich Land Records within 180 days of the approval. An extension of 90 days may be requested if State Permits are still pending after 180 days [T24, Sect 4463(b)].
- C. All utility lines installed between a town right-of-way and new development shall be underground.
- D. All structures and associated site development shall be located within the development envelopes except as exempt by state or local law
- E. All new construction shall comply with all specifications in the Vermont Handbook for Soil Erosion and Sediment Control on Construction Sites (or successor standards) in effect at the time of construction.
- F. A Soil Erosion and Sediment Control Plan shall be submitted with any zoning permit application for construction slopes greater than 15%.
- G. The existing stone walls shall not be altered or removed except as necessary to create openings for access roads.

- H. The Zoning Administrator shall not issue any building permit until all required State and Municipal permits have been received including wastewater and water supply. The terms and conditions of these approvals and permits are incorporated by reference, except to the extent inconsistent with this NOD.
- I. The Zoning Administrator shall not issue any building permit until plans for compliance with NSR §3.6(B) – Fire Protection Facilities and Emergency Access have been reviewed and approved by the Zoning Administrator after consultation with the Norwich Fire Chief. The plans shall comply with the following:
 - a. All driveways comply with the Norwich Fire Department Private Driveway Guidelines; and
 - b. Class 4 roads be improved to Norwich Private Highway Specifications or as specified by the Town Manager after consultation with the Norwich Fire Chief; and
 - c. Adequate water storage or distribution facilities are provided based on the table in NSR §3.6(B); or
 - d. Any residential structure that has 1500 sq. ft. or more of floor area is protected by an automatic fire sprinkler system as specified in NSR §3.6(B).
 - e. Structures shall not be occupied until the Zoning Administrator has certified in writing that the completed development complies with the approved plans.
- J. The Applicant shall submit plans for improvements to the portions of Class 4 roads to be used for access to the development envelopes to the Town Manager for approval prior to starting any work on the roads. The Zoning Administrator shall not issue any building permit until necessary improvements have been made to the Class 4 roads and approved by the Town Manager.
- K. The owners of either of these lots, if and when they are developed, shall participate with the other owners of developed lots accessed by the Class 4 portion of Newton Lane in the seasonal maintenance and upkeep of the Class 4 portion of Newton Lane in either a formal written agreement or an informal unwritten agreement, whichever the other owners are using when the lot is developed.
- L. The development approved by this NOD shall be completed in strict compliance with these Conditions and with the project plans reviewed by the DRB consistent with and subject to the findings, conclusion and conditions of this NOD. No zoning or building permit shall issue contrary to the terms hereof.
- M. This approval and any permit issued hereunder shall be binding on the property as well as each Landowner and Applicant, and each of his, her, its and theirs successors and assigns, and shall be void upon the default, non-compliance, or non-performance of any of these conditions.
- N. Consistent with our authority to impose conditions deemed necessary to ensure that the proposed development conforms to the subdivision review

standards, the DRB may choose to arrange one or more site visits to review the efficacy of the terms and conditions set out in this NOD. Any site visits will be scheduled to occur after all or substantially all site work has been completed. As a condition for approval of the proposed development, the landowner's and/or applicant's cooperation in arranging and conducting these site visits is required.

Dated: August 10, 2006

NORWICH DEVELOPMENT REVIEW BOARD Valley - Final Plan Review Notice of Decision-August 10, 2006 Page 1 of 8

TOWN OF NORWICH, VERMONT DEVELOPMENT REVIEW BOARD

Final Plan Review - Notice of Decision

Application Number: #35BSUB06

Lot: 15-007 Newton Lane & Joshua Road

Public Hearing Dates: July 6 & 20, 2006

Applicant/Landowner:	Clifton D. Valley, Executor, Estate of Clifton N. Valley
	92 Dothan Street
	White River Junction VT 05001

Interested Parties:Peter White - 850 Newton Lane, PO Box 1205Ed Brisson - 640 Newton LanePeter Ireland - 730 Newton LaneTom Valley - 136 School Street, Lebanon NH

NATURE OF APPLICATION – Final Plan Review of a Minor Subdivision Application to divide a portion of Lot 15-007 on Newton lane and Joshua Road into two lots of approximately 34.1 and 43.4 acres..

The record in this case includes the following documents:

- 1. Application form for # 35BSUB06. 6/14/06
- 2. Motion to Distribute Real Estate -5/16/06
- 3. Preliminary Subdivision Questionnaire dated 6/15/06.
- 4. Subdivision Plan prepared by Hathorn Surveys, #200406 6/14/06, Revised 7/20/06
- 5. Density calculation sheet dated 12/20/05.
- 6. Checklist for development envelopes, from ZA dated 7/6/06.
- 7. Email from Neil Fulton Norwich Fire Department Review 7/6/06

Based upon the information contained in the application documents and the evidence presented at the public hearing and supplemental information provided by the applicant in response to the preliminary determination, the Norwich Development Review Board makes the following:

I - FINDINGS OF FACT AND CONCLUSIONS OF LAW

General findings

This application ("Application") for Final Plan Review is brought by Clifton
 D. Valley, Executor, Estate of Clifton N. Valley, applicant and landowner
 ("Applicant"). The Applicant was represented by Skip Nalette of Hathorn

NORWICH DEVELOPMENT REVIEW BOARD Valley - Final Plan Review Notice of Decision-August 10, 2006 Page 2 of 8

Surveys throughout the application and hearing process. The Application proposes to divide a parcel ("Property") on the south-west side of Newton Lane and Joshua Road into two lots of 33.9 acres ("Lot 15-007) and 43.4 acres ("Lot 15-007.1").

2. The Property lies in the Rural Residential District. Neither parcel is developed. Although development envelopes have been delineated for both parcels there are no specific plans to develop either parcel at this time. The purpose of the subdivision is to settle an estate and distribute property to heirs.

3. The DRB conducted a site visit on July 6, 2006.

4. The Norwich Subdivision Regulations in this Notice of Decision "NOD" are referred to as "NSR".

Review of development criteria

NSR §2.3(A)(1) - Exemption from Preliminary Plan Review

5. The total density of the proposed subdivision exceeds one lot per every 20 acres.

Conclusion:

The Application is exempt from Preliminary Plan Review and may be submitted for Final Plan Review.

NSR §2.3(D)(1) – Preliminary Determination Of Density

- 7. Based on the Density Calculation Sheet submitted by the ZA, the maximum number of permitted lots is 2.
- 8. The development density of the property is one lot for each 20 acres.

NSR §2.3(D)(2) – Determination Of Subdivision Status

Conclusion:

The Application is a minor subdivision as it creates 2 lots and has not been subdivided within the last 5 years.

NSR §2.3(D)(3) - Determination Of Waiver Status

Conclusion:

NORWICH DEVELOPMENT REVIEW BOARD Valley - Final Plan Review Notice of Decision- August 10, 2006 Page 3 of 8

No waivers are requested. On our own accord, we waive the requirement of Table 2.2(B) that septic areas be shown on the final plat.

General Conformity with Article 3

NSR §3.3 (B) - Establishment of Development Envelopes

- The development envelope for Lot 15-007 occupies about 8% of the 33.9acre parcel. The development envelope for Lot 15-007.1 occupies about 2% of the 43.4-acre parcel. Areas with slopes over 15%, wetlands and wetland buffers have been excluded from the development envelopes.
- 10. The plat describes the size and approximate location of both development envelopes in relation to setbacks from property lines and setbacks from surface waters and wetlands.

Conclusion:

The proposed development envelopes meet the standards of NSR §3.3(B)

NSR §3.3(C) - Protection of Wetlands, Floodplains, and Surface Waters

- 11. No floodplains are on this property
- 12. There are extensive wetlands and surface waters on this property that are mapped on the final plan. These wetlands and surface waters, and their buffers have been excluded from the development envelopes and will not be impacted by driveways.

Conclusion:

The proposed development envelopes meet the standards of NSR §3.3(C)

NSR §3.3(D) – Protection of Steep Slopes, Prominent Knolls and Ridgelines.

- 13. The proposed development envelopes for both parcels and their driveways avoid slopes greater than 15% based in Norwich GIS slope maps. Development on slopes greater than 15% will require a storm water/erosion control plan, see Conditions.
- 14. Structures placed on either development envelope will be below the tree canopy adjacent to the development envelope. The development envelopes are located at elevations the same <u>as</u> or lower than surrounding areas.

NORWICH DEVELOPMENT REVIEW BOARD Valley - Final Plan Review Notice of Decision-August 10, 2006 Page 4 of 8

Conclusion:

The proposed development envelopes meet the standards of NSR §3.3(D)

NSR §3.3(E) - Protection of Wildlife Habitat and Natural Areas

15. The entire parcel is shown as a potential deeryard area. There will be limited impact on wildlife habitat and natural areas due to the limited size of the proposed development envelopes.

NSR §3.3(F) - Protection of Historic and Cultural Resources

16. No known historic or cultural resources are on the Property other than old stone walls.

NSR §3.3(G) - Protection of Farm Land

17. There are no prime or statewide agricultural soils on the Property. No parts of the Property are used for farming.

NSR §3.3(H) – Protection of Forest Resources

18. The development envelopes for either parcel do not interrupt productive forest land.

NSR §3.3(I) - Protection of Scenic Resources

19. The proposed development will have no impact on scenic resources

NSR §3.4 - District Settlement Patterns

20. The proposed lot and development envelope will not disrupt the existing pattern of rural development on large lots. The proposed development will be in wooded areas close to existing town roads.

NSR §3.5 - Storm Water Management and Erosion Control

21. Conditions are adequate for storm water management and erosion control measures. As discussed with respect to §3.3(D), an approved plan is needed for development on slopes greater than 15%, see Conditions.

NORWICH DEVELOPMENT REVIEW BOARD Valley - Final Plan Review Notice of Decision- August 10, 2006 Page 5 of 8

NSR §3.6 - Community Services and Facilities

- 22. The distance of the closest fire hydrant is more than 5000 feet. All new development will need to conform to the requirements of 3.6(B).
- 23. The new driveways should meet Private Driveway Recommendations of the Norwich Fire Department and the Class 4 roads providing access will need to be upgraded with town approval to provide access to the new development.

Conclusion:

The proposed development will need to be conditioned to meet the standards of NSR §3.6.

NSR §3.7 - Roads, Driveways and Pedestrian Access

- 24. Access to Lot 15-700 will be from the Class 4 portion of Newton Lane, an existing woods road, and a new driveway. Access to Lot 15-700.1 will be from the unimproved Class 4 portion of Newton Lane and Joshua Road, and a new driveway.
- 25. Improvements to the unimproved portions of the Class 4 roads should be adequate to provide access for emergency vehicles. Plans and specifications for these improvements will need to be approved by the Norwich Town Manager in consultation with the Norwich Fire Department. There is concern with steeper grades west of the intersection of Newton Lane, Cossingham Road, and Joshua Road. The plat provides for additional area within the right-of-way for improvements.
- 26. The Class 4 portion of Newton Lane from the town line to the driveway at 850 Newton Lane has been maintained by the residents through an informal agreement for shared expenses.
- 27. No applications for any access permits have been filed.

NSR §3.8 - Water Supply and Wastewater Management

- 28. The proposed development envelopes are greater than 500 feet from any existing water supply systems, thereby precluding adverse impact on existing water supplies from the proposed development.
- 29. The Applicant's consultant gave testimony that the topography and soil types will be suitable for on-site wastewater systems. The systems will be

NORWICH DEVELOPMENT REVIEW BOARD Valley - Final Plan Review Notice of Decision- August 10, 2006 Page 6 of 8

designed and permitted prior to the submission of a permit application for any structure requiring septic.

NSR §3.9 – Utilities

30. The location of utility lines has not been determined. Any utility line from a town right-of-way to new development will be underground unless the applicant amends this permit to allow above ground installation

NSR §3.10 - Dedication of Open Space and Common Land

31. No proposal is made for the specific designation of open space.

Conclusion:

The proposed subdivision generally conforms to the subdivision review standards of Article 3.

II CONDITIONS

- A. The conditions set forth herein shall be recorded in the Norwich Land Records at the office of the Town Clerk of Norwich within 90 days of this Notice of Decision ("NOD"). The failure to record within such time shall render this approval null and void without the need for further action.
- B. The final plat shall conform to the specifications and content requirements in Section 2.7 of the Norwich Subdivision Regulations and shall be recorded in the Norwich Land Records within 180 days of the approval. An extension of 90 days may be requested if State Permits are still pending after 180 days [T24, Sect 4463(b)].
- C. All utility lines installed between a town right-of-way and new development shall be underground.
- D. All structures and associated site development shall be located within the development envelopes except as exempt by state or local law
- E. All new construction shall comply with all specifications in the Vermont Handbook for Soil Erosion and Sediment Control on Construction Sites (or successor standards) in effect at the time of construction.
- F. A Soil Erosion and Sediment Control Plan shall be submitted with any zoning permit application for construction slopes greater than 15%.

NORWICH DEVELOPMENT REVIEW BOARD Valley - Final Plan Review Notice of Decision- August 10, 2006 Page 7 of 8

- G. The existing stone walls shall not be altered or removed except as necessary to create openings for access roads.
- H. The Zoning Administrator shall not issue any building permit until all required State and Municipal permits have been received including wastewater and water supply. The terms and conditions of these approvals and permits are incorporated by reference, except to the extent inconsistent with this NOD.
- I. The Zoning Administrator shall not issue any building permit until plans for compliance with NSR §3.6(B) – Fire Protection Facilities and Emergency Access have been reviewed and approved by the Zoning Administrator after consultation with the Norwich Fire Chief. The plans shall comply with the following:
 - a. All driveways comply with the Norwich Fire Department Private Driveway Guidelines; and
 - b. Class 4 roads be improved to Norwich Private Highway Specifications or as specified by the Town Manager after consultation with the Norwich Fire Chief; and
 - c. Adequate water storage or distribution facilities are provided based on the table in NSR §3.6(B); or
 - d. Any residential structure that has 1500 sq. ft. or more of floor area is protected by an automatic fire sprinkler system as specified in NSR §3.6(B).
 - e. Structures shall not be occupied until the Zoning Administrator has certified in writing that the completed development complies with the approved plans.
- J. The Applicant shall submit plans for improvements to the portions of Class 4 roads to be used for access to the development envelopes to the Town Manager for approval prior to starting any work on the roads. The Zoning Administrator shall not issue any building permit until necessary improvements have been made to the Class 4 roads and approved by the Town Manager.
- K. The owners of either of these lots, if and when they are developed, shall participate with the other owners of developed lots accessed by the Class 4 portion of Newton Lane in the seasonal maintenance and upkeep of the Class 4 portion of Newton Lane in either a formal written agreement or an informal unwritten agreement, whichever the other owners are using when the lot is developed.

NORWICH DEVELOPMENT REVIEW BOARD Valley - Final Plan Review Notice of Decision- August 10, 2006 Page 8 of 8

- L. The development approved by this NOD shall be completed in strict compliance with these Conditions and with the project plans reviewed by the DRB consistent with and subject to the findings, conclusion and conditions of this NOD. No zoning or building permit shall issue contrary to the terms hereof.
- M. This approval and any permit issued hereunder shall be binding on the property as well as each Landowner and Applicant, and each of his, her, its and theirs successors and assigns, and shall be void upon the default, non-compliance, or non-performance of any of these conditions.
- N. Consistent with our authority to impose conditions deemed necessary to ensure that the proposed development conforms to the subdivision review standards, the DRB may choose to arrange one or more site visits to review the efficacy of the terms and conditions set out in this NOD. Any site visits will be scheduled to occur after all or substantially all site work has been completed. As a condition for approval of the proposed development, the landowner's and/or applicant's cooperation in arranging and conducting these site visits is required.

III. DECISION

The Norwich Development Review Board hereby APPROVES this final subdivision application subject to the conditions listed in Section II above

Norwich Development Review Board

By John Lawe, Chair

Dated: August 10, 2006

Members participating: Ashley, Ciccotelli, Dean, Teeter, and Lawe. Vote: For - Ashley, Dean, Lawe, Teeter, Ciccotelli.

SMITH & VANSANT architects

Letter of Agency

21 July 2023

We hereby authorize Ira Clark of Smith & Vansant Architects PC to act as our agent with respect to the permitting of work associated with a new residence planned on Newton Lane in Norwich, VT. (Adjacent lots 15-7 and 15-7.1)

Jon Olsen

7-7.4-7013

Carole Demosev

.24.23

129 South Main St., Suite 104, WRJ, VT 05001 • t| 802.649.5515 • w| www.smithandvansant.com

TOWN OF NORWICH, VERMONT DEVELOPMENT REVIEW BOARD

DOCUMENTS AND INTERESTED PARTIES

Application Number: #35DE23 Lot: 15-007.000 00 Newton LN

Site Visit:

Public Hearing Date: September 21, 2023

Applicant:	Ira Clark Smith and Vansant Architects, PC 129 South Main ST, Suite 104 White River Jct., VT 05001
Landowners:	Jon Olsen and Carole Dempsey 70 Pine Tree RD Norwich, VT 05055

Interested Parties:

NATURE OF APPLICATION - #35DE23 – Development Envelope Review Application by Ira Clark, Smith and Vansant Architects, Applicant (Jon Olsen and Carole Dempsey, Landowners) for a proposed relocation of a Development Envelope site established in Zoning Permit #35BSUB06 (2-lot subdivision) for tax map parcel 15-007.000, 33.9± Acres on an undeveloped lot on Newton LN. Application to be reviewed under the Norwich Zoning Regulations.

The record in this case includes the following documents:

Submitted by Applicant

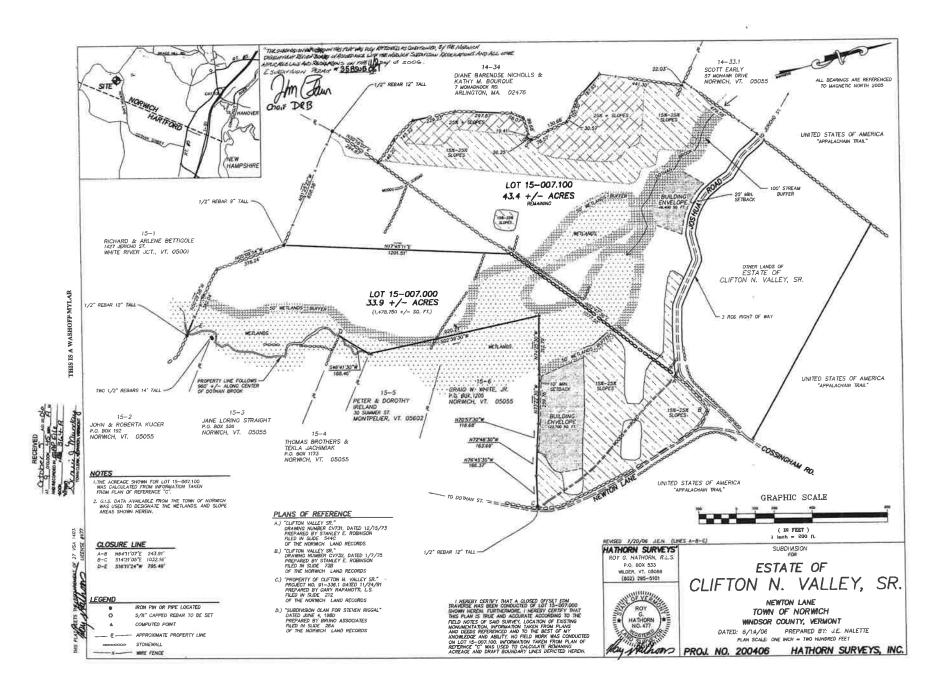
- A-1 Cover Page (08-09-2023)
- A-2 Contents, (08-09-2023)
- A-3 Application #35DE23, (08-09-2023)
- A-4 State of Compliance (08-09-2023)
- A-5 Site Plan by Hathorn Surveys ww/ current development envelope, last reviewed 07/20/06 (sheet 5)
- A-6 Site plan detail with grades, current and proposed new development envelopes (sheet 6) (08-14-2023)
- A-7 Site plan detail with overlay districts, current and proposed new development envelopes (sheet 7) (08-09-2023)
- A-8 Norwich Zoning Resource Map C w/ inset detail of site (05-21-2008)
- A-9 2006 DRB Final subdivision plan review, decision, and conditions (08-10-2006)
- A-10 Letter of Agency (07-24-2023)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (08-15-2023)
- ZA-2 Recorded Mylar from #35BSUB06, Map Slide #364A (7/20/06)

#350E23 Exhibit 2A-2

364A



Asenda Itan #66

Exhibit ZA-1

TOWN OF NORWICH DEVELOPMENT REVIEW BOARD

DOCUMENTS AND INTERESTED PARTIES

Application Number: #33BRL23 Lot: #05-133.100 Meetinghouse RD

Public Hearing Date: September 21, 2023

Applicant/ Landowner:

Michael Jeremy Yamin and Alicia Ely Yamin 205 Richdale Ave., A-12 Cambridge, MA 02140

Interested Parties:

NATURE OF APPLICATION - **#33BRL23** - Ridgeline Protection Review Application by Michael Jeremy and Alicia Ely Yamin, applicants and landowners, to construct a dwelling on an undeveloped lot on Meetinghouse RD, 27.36+/ for tax map parcel #05-133.100. Application to be reviewed under the Norwich Zoning Regulations.

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #33BRL23 (08-08-2023)
- A-2 Narrative Letter, by Applicant (08-08-2023)
 - a. Application
 - b. Site Plan and Septic Protective Area (including wastewater permit)
 - c. Floor Plan by LaValley
 - d. Elevation by LaValley
- A-3 Narrative on visibility; outdoor lighting and no-cut boundary for property (09-07-2023)
- A-4 Photos of property from Meetinghouse RD
 - a. Photo of Meetinghouse RD view
 - b. Photo from Meetinghouse RD to property
- A-5 No cut boundary map

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (08-29-23)
- ZA-2 Zoning Map 5 Ridgeline Overlay District (5-21-2008)
- ZA-3 Ridgeline Map with contours (2013)
- ZA-5 Zoning Administrator Review, 09-07-2023
- ZA-6 Previous Zoning Permit Documents
 - a. #64BSUB98 Two-Lot Subdivision Decision dated 10-13-1998
 - b. DRB Driveway Approval 10-23-2000
 - c. #65BLA02 Boundary Line Adjustment (2002)

				A-1 # 33131833
				++ 73BAD3
	TOWNOP NOPUL			H -
AP	TOWN OF NORW PLICATION FOR		ATT	
Owner(s): Michael "Jeremy" Y	amin & Alicia Ely Y	amin		
Mail Address: 205 Richdale Ave	e, A-12	Town Cambridge	eST	MA_Zip_02140
Day Phone: 617-659-3030				
Applicant (If Different):				
Mail Address:		Town	ST	Zip
Day Phone:	_ Eve Phone:	Emai	l:	· r
Day Phone: Description of Proposed Develop	pment: Construct tv	vo story building,	26' x 36' with a	one bedroom
apartment (Structure A, 936 sc	g ft) above two car	garage (structure	B, 936 sq ft) t	otal 1872' sq ft
50' road frontage, 480 foot existi	ng driveway length		Zoning D	District: RR
Street Address: Meetinghouse	Road	Tax Map Lot #	5-133-100 L	ot Size 27.36 Acres
Building Setbacks- Road Right-o				
Size of Building(s)/Additions: St				
Structure B: Width 26'_Length				
Additional Footprint of Structure			-	
Estimated Date of Completion: 4/1	1/24 Estimated	Value \$360 000	# of Be	drooms 1
******	******	*****	*****	****
Please Attach: Site Plan with building footprint of new construction and outling The undersigned hereby agr foregoing statements, attached plans Town of Norwich, and certifies that of the real estate that is the subject of t	ines of additional floor rees that the proposed s, and in accordance w the above is true, cor	s. Elevation Drawing development shall with the zoning and rect, and complete	g of multi-story be be built in accor subdivision regu The owner conse	uildings. dance with the lations of the nts to inspections
Signature of Landowner (or Authoria	zed Agent)	A	D	
Zoning Office Checklist:		/ /	*****	*****
Flood Hazard Area	Additional Perm Subdivision	ats nequirea:	Variance PRD	
Wetlands	Conditional Us	ie i	Driveway A	Access
Septic Location	Site Plan Revie	w	Wastewate	
Water Supply Parking				
Shoreline	Fees:		Action	Dates
Aquifer Protection	Base Fee \$_		Received	F.J.33
Permit Conditions	Sq. Ft. x \$		Complete	
Agricultural Exemption	# of Lots \$		Granted	
Comments:	Recording \$		Refused	
	Other\$		Posted at Site	
	Total \$		Appeal By	
	Date Paid		Effective	
	To Finance		Expires	

Signature	of Zoning A	dministrator				Date	
8 71 t				Application/	Permit # <u>3</u> *	3BA 23	
DRB	Public	Heering	For	Ridgeline	Review	BRL 9-21-2023	3

Pam Mullen

-	
From:	Jeremy Yamin <jeremyy@cjp.org></jeremyy@cjp.org>
Sent:	Tuesday, August 8, 2023 2:15 PM
То:	Pam Mullen
Subject:	Yamin - Meetinghouse Road - Application for Zoning Permit & Attachments
Attachments:	YaminMeetinghouse Road ZoningApplication 8-8-23.pdf; Yamin - Norwich - LaValley
	Elevation 4-28-2023.pdf; Yamin - Norwich - LaValley Floor Plan 4-28-2023.pdf; Yamin
	Site Plan & Septic Protective Area 8-8-23.pdf

Pam,

Thank you for your guidance.

I am attaching the Application for Zoning Permit to construct a new one bedroom apartment over a two car garage with some workspace on the lower level. This is a two story structure 26' x 36' but per your request during our conversation, in the Application I have referred to one floor as Structure A and the other floor as Structure B.

The Site Plan & Septic Protective area shows the location for this one small structure, but it also shows a future location site for a two bedroom home in the center of the property. The septic is approved for three bedrooms and we would build and pipe the septic for the full three bedrooms but only construct the one bedroom 26' x 36' foot structure now.

As you know, the existing driveway was approved by the Norwich Planning Commission on October 23, 2000. Although approved, we wanted to improve the existing driveway to generally conform to current standards with a 14' foot width and a grade of 15% or less.

I look forward to speaking with you or anyone else as needed to clarify or amend the proposal as needed. We hope to begin the foundation in early October.

Attachments:

-Yamin - Meetinghouse Road, Application for Zoning Permit

-Yamin – Site Plan & Septic Protective Area

-Yamin – Norwich – LaValley Floor Plan

-Yamin – Norwich – LaValley Elevation

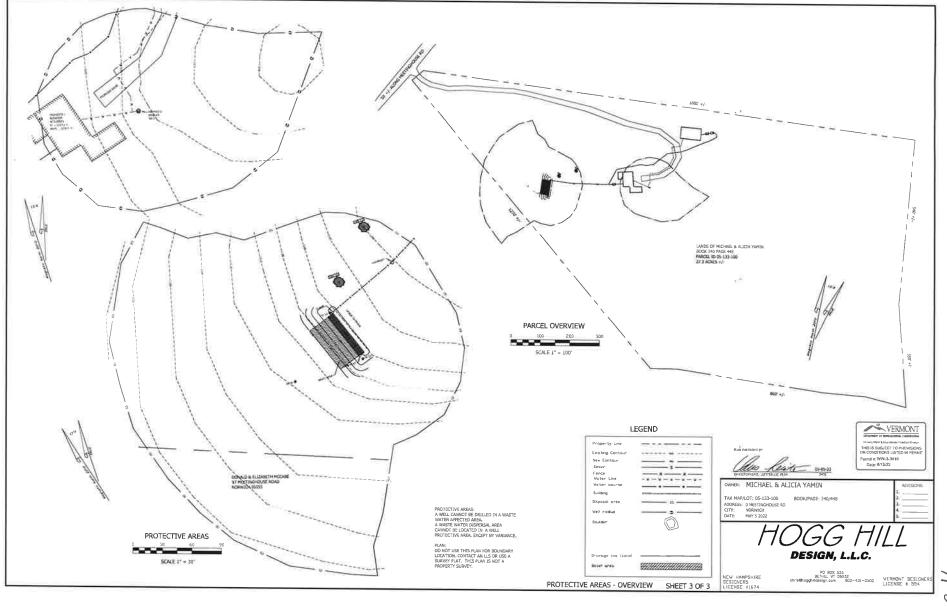
Thanks,

Jeremy Michael Jeremy Yamin Cell 617-659-3030

TOWN OF NORWICH, VERMONT APPLICATION FOR ZONING PERMIT

		# 336 A.Ja
	TOWN OF NORWICH, VERMONT	
Al Michael " Ieremu"	PPLICATION FOR ZONING PER	MIT 7 2 a
Owner(s): Michael "Jeremy"		
	ve, A-12 Town Cambrid	
Day Phone: 617-659-3030	Eve Phone: 617-659-3030 Ema	ail: JeremyY@CJP.Org
Applicant (If Different):		
Mail Address:	Town	ST Zip
Day Phone:	Eve Phone:Email Email Em	ail:
Description of Proposed Devel	opment: Construct two story building	, 26' x 36' with one bedroom
apartment (Structure A, 936	sq ft) above two car garage (structur	e B, 936 sq ft) total 1872' sq ft
_50' road frontage, 480 foot exis	sting driveway length	Zoning District: RR
Street Address: Meetinghous	e Road Tax Map Lot	# Lot Size 27.36 Acres
Building Setbacks- Road Right	-of-way: <u>480</u> Right Boundary: <u>500</u>	<u>D'+</u> Left 100'+ Rear 1000'+
	Structure A: Width <u>26'</u> Length <u>36'</u>	
	h 36'Height 10'Area: F	
	e B (if any)26' x 36' Total_1872	· · · · · · · · · · · · · · · · · · ·
	1/1/24 Estimated Value \$360,000	

of the real estate that is the subject o	at the above is true, correct, and complete of the application by the Zoning Administrate	The owner consents to inspections or at reasonable times. 8/8/23 Date
Signature of Landowner (or Author ************************************	orized Agent)	Date
Zoning Office Checklist: Flood Hazard Area Wetlands Septic Location	Additional Permits Required: Subdivision Conditional Use	Variance PRD Driveway Access
Water Supply	Site Plan Review	Wastewater
Parking Shoreline	Fees:	Action Dates
Aquifer Protection	Base Fee \$	Received F-5-33
Permit Conditions	Sq. Ft. x \$ # of Lots \$	Complete Granted
Agricultural Exemption Comments:	Recording \$	Refused
	Other\$	Posted at Site
	Total \$	Appeal By Effective
	Date Paid To Finance	Expires
		2.1911.00
Signature of Zoning Administra		Date
8/11	Application/Permit	
DRB PJJIC Herr	by For Ridselire Rec	riew 9-21-2023

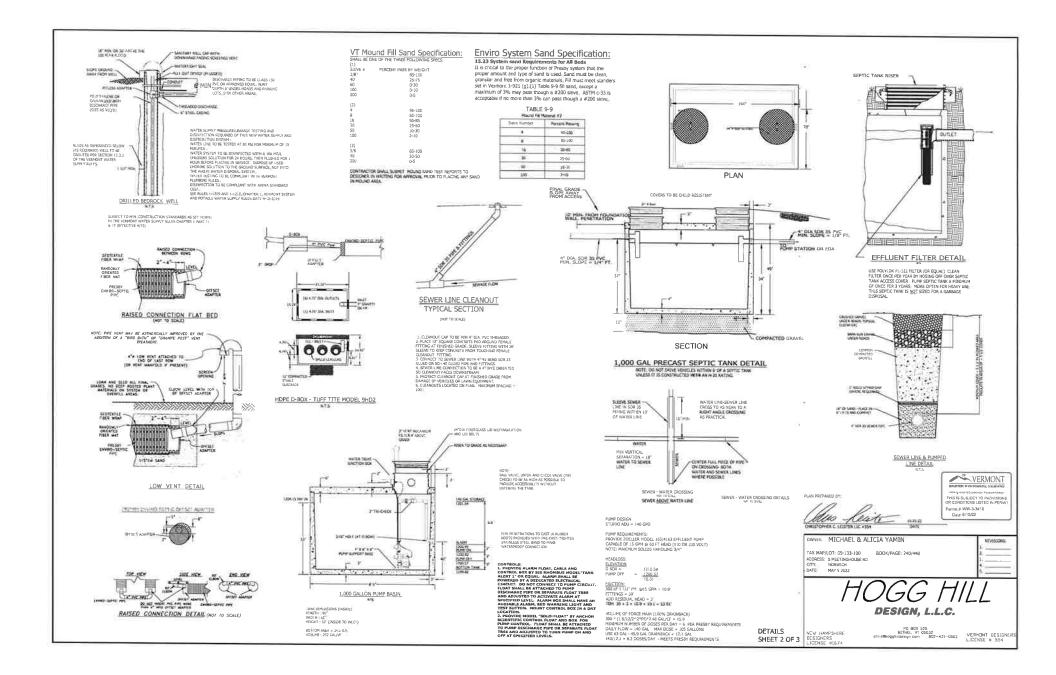


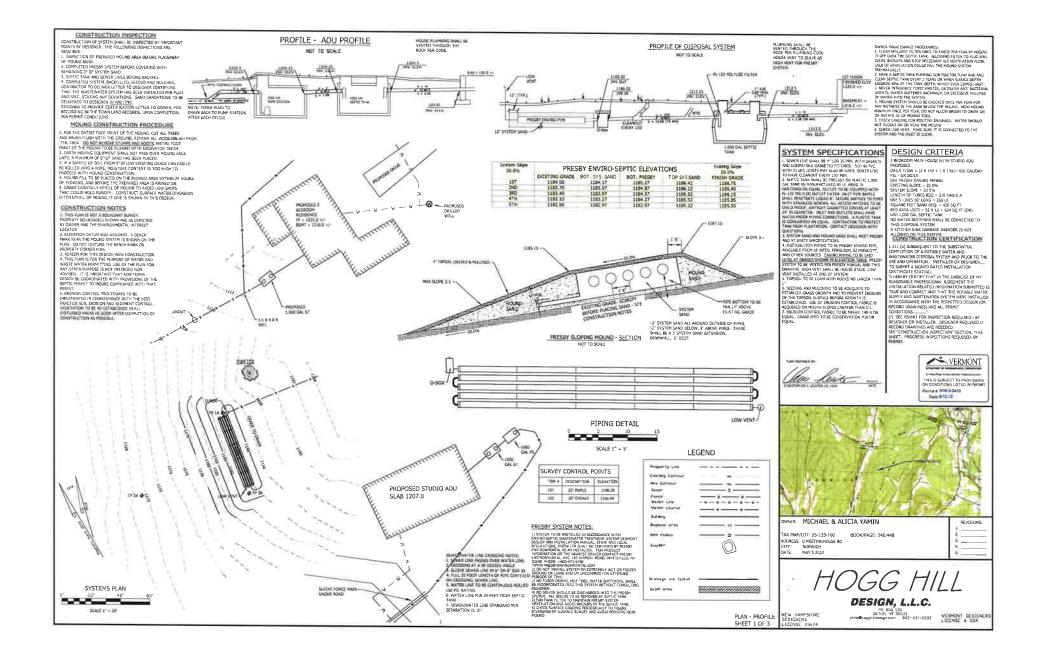
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State of Vermont Department of Environmental Conservation Agency of Natural Resources Drinking Water and Groundwater Protection Division

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY INNOVATIVE AND ALTERNATIVE (I/A) TECHNOLOGY GENERAL USE APPROVAL PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

Permittee:	Presby Environmental, Inc. wholly owned subsidiary of Infiltrator Water Technologies 143 Airport Road Whitefield, NH 03598 Jeanne.allen@presbyeco.com 800-473-5298 www.presbyenvironmental.com	Permit Number: Date Issued: Date Expires:	2004-02-R9 11/08/2021 05/01/2023	
	,			

This permit is for the following gravelless pipe distribution I/A technology models:

Product Name	Effective Leaching Area (Trench)	Effective Leaching Area (Bed)
Advanced Enviro-Septic (AES)	See Manual	See Manual
Enviro-Septic (ES)	See Manual	See Manual

The technologies listed in this permit are used to treat low-strength effluent as part of the discharge to a soil-based wastewater disposal system. The technologies, consisting of subsurface, gravelless pipe distribution systems, are hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The technologies listed in this permit may be used as part of a soil-based wastewater system permitted under the Rules provided the conditions of this permit are met.
- 1.2 Failure by the Permittee to comply with these conditions is grounds for the Secretary to revoke or not renew the Approval Permit.
- 1.3 The approval shall expire on **May 1, 2023.** Applications for renewal of this Approval Permit shall be submitted to the Division by March 1, 2023, to avoid a lapse in approval. The renewal request shall be submitted on a form prepared by the Secretary and shall include: a description of any changes to the equipment, technical specifications and drawings, installation requirements, and operation and maintenance manuals.
- 1.4 No changes shall be made to the approved technology without prior review and approval by the Secretary.
- 1.5 This Approval Permit is based on the design, operation, and maintenance manuals submitted by the Permittee to the Secretary. Misrepresentation in the application material is grounds for the Secretary to revoke this permit.
- 1.6 If the Rules are revised during the term of this Approval Permit, this permit shall be revised as needed to conform to the revisions.
- 1.7 Site-specific permission for the use of this technology is required in the form of a Wastewater System and Potable Water Supply Permit (WW Permit).



- 1.8 This permit is not a representation or guarantee of the effectiveness, efficiency, or operation of the approved technology.
- 1.9 This General Use Approval Permit is limited to treating septic tank effluent that is characterized as low strength according to §1-805(b) of the Rules.
- 1.10 This approval is based on information submitted by the Permittee indicating that the technology will effectively distribute and treat the effluent.
- 1.11 Each Vermont landowner in interest shall be shown a copy of the Wastewater System and Potable Water Supply Innovative and Alternative System General Use Approval Permit, the Operation and Maintenance manuals, and projected maintenance costs prior to the installation of any permitted unit.
- 1.12 All components of the technology shall be warranted for the first 2 years following commencement of use of technology unit. The permittee shall have an inventory of replacement parts available locally or available for delivery within 24 hours.
- 1.13 All conditions set forth in WW Permits that include the use of the approved technology shall remain in effect and may surpass the conditions set herein.
- 1.14 A WW Permit that approves the use of a technology approved by this permit remains valid for the use of the technology identified in the WW Permit even if this permit expires.

2. DOCUMENTS

2.1 The approval of the I/A technology is based on the following documents submitted by the permittee:

Title	Submission Date	Revision
Vermont Design and Installation Manual	09/19/2019	None
for Advanced Enviro-Septic & Enviro-		
Septic Wastewater Treatment Systems		
VT-ANR Innovative and Alternative	08/20/2021	None
Technology Renewal Application		

2.2 Use of the I/A technology in ways not depicted or described in the documents, and or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

3. SERVICE PROVIDER

- 3.1 The Permittee shall contract with and maintain a minimum of two Service Providers for the State of Vermont (Vermont Service Provider) to perform the inspections, maintenance, and repairs required by this permit and by conditions of the WW Permit. The Vermont Service Providers must be ready and willing to provide service to the technologies in Vermont.
- 3.2 The Permittee shall provide to the Secretary the names, email addresses, and phone numbers of two or more Service Providers prior to the Division issuing a WW Permit for use of the technology.
- 3.3 The Permittee shall maintain with the Secretary the names and contact information for all Vermont Service Providers. The Permittee shall notify the Secretary within 30 days of termination of an existing and/or hiring of a new Service Provider. Failure to maintain a minimum of two Vermont Service Providers will result in the Secretary prohibiting the issuance of a WW Permit with the approved technology.
- 3.4 The Permittee shall provide training to each Vermont Service Provider for the proper installations, operation, maintenance, and repair of each approved technology.
- 3.5 Service Providers must follow Permittee and WW Permit conditions for inspection, maintenance, and reporting requirements.

IA Technology Approval Permit **2004-02-R9**

- 3.6 Maintenance and inspections of the approved technology must be performed by a Service Provider authorized by the Permittee. Reports shall be provided to the Permittee, landowner, and Division in a timely manner so that they can ensure conditions of the WW Permits are met.
- 3.7 Maintenance and inspections performed by Service Providers shall be in accordance with the operation and maintenance manual submitted as part of the I/A permit approval application, as provided in trainings by the Permittee, and specified in the WW Permits issued by this Division.
- 3.8 Any performance issues with this technology including, but not limited to premature failure of the system, must be reported to the Permittee by the Service Provider within 72 hours, so that the Permittee may be involved in the determination of the cause and be able to meet reporting requirements to the Division.
- 3.9 Any performance issues with this technology including, but not limited to premature failure of the system, must be reported to the Service Provider by the inspecting Licensed Vermont Wastewater Designer within 72 hours, so that the Service Provider may be involved in the determination of the cause and be able to meet reporting requirements to the Division.

4. **REPORTS**

- 4.1 The Permittee shall submit electronically by April 1st of each year an annual report to the Division containing the following information for the previous 12-month period ending December 31st:
 - A. the entities who are distributing the permitted technology in the State of Vermont
 - B. an analysis of all sites that were deemed to have a performance issue involving the technology including, but not limited to premature failure of the system and include:
 - i. the corresponding WW Permit number;
 - ii. the property's SPAN number;
 - iii. the name of the installer;
 - iv. the name of the Vermont-licensed Designer who determined there was a performance issue with the system;
 - v. the name of the Vermont-licensed Designer who provided the installation certification;
 - vi. the date installed;
 - vii. the date a performance issue was determined to exist;
 - viii.a description of the performance issue;
 - ix. potential/known causes of the performance issue;
 - x. a listing of the required repair/remediation;
 - xi. identification of changes to the technology specification.
- 4.2 The Permittee shall ensure the Vermont Service Providers for each of the permitted systems utilizing this technology installed in Vermont are submitting to the Division the following reports;
 - A. an inspection report of the I/A technology for those systems which specify an inspection in the WW Permit.
- 4.3 Maintenance and inspections reports shall be submitted on the Secretary-approved inspection report form and be signed and dated by the Service Provider.
- 4.4 Inspection reports by the Service Provider shall include but not be limited to a summary of all known problems, damages, and/or failures of the technology to comply with this approval and operating requirements for the technology, including:
 - A. a description of any problems, damages, and/or failures;
 - B. potential/known causes of any problems, damages, and/or failures;
 - C. a statement of system operability including whether or not the technology is operating in compliance with this approval and operating specifications following repairs or corrections of any problems, damages, and/or failures;
 - D. a listing of the required repair/remediation;

- E. identification of changes to the technology specifications; and
- F. any observed failure of the wastewater system including wastewater exposed to the open air, wastewater pooling on the surface of the ground, wastewater discharging directly to surface water, or wastewater backing up into the building or structure.
- 4.4 Problems, damages, and/or failures of the technology identified during an inspection per condition 4.3 of this permit or in an investigation of a performance issue must be reported by the service provider immediately to the landowner and Permittee and within 30 days to the Division.
- 4.5 Maintenance and inspections shall be performed in accordance with the permitted operation and maintenance manual that are specified in the WW Permits issued by this Division.

5. DESIGN SPECIFICATIONS

- 5.1 The design of a wastewater system using the approved technology shall identify the specific approved -model and shall not be replaced with any other model without an amendment to the WW Permit.
- 5.1 Technologies shall be equipped with anti-flotation devices. The Permittee may specify whether or not the anti-flotation devise are required if a designer demonstrates flotation will not occur or the designer proposes in an application for the use of the technology an alternative method to stabilize the technology that complies with the Permittee's requirements for installation.
- 5.3 Technology model choice and sizing shall be in accord with the Permittee's technical requirements approved by the Secretary. Sizing of each unit shall be based on the calculated design flow per §1-803 of the Rules.

6. INSTALLATION SPECIFICATIONS

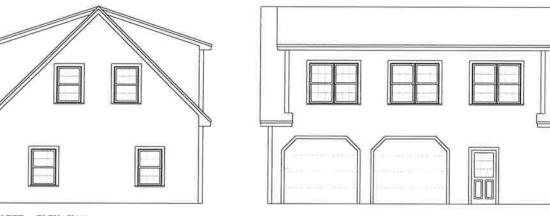
- 6.1 The approved technology shall be installed under the guidance of a designer.
- 6.2 The installation of each technology shall be in accordance with the Permittee's technical requirements approved by the Secretary.

Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

Peter Walke, Commissioner Department of Environmental Conservation

By as

Cristin Ashmankas, Environmental Analyst VII Regional Office Program Drinking Water and Groundwater Protection Division

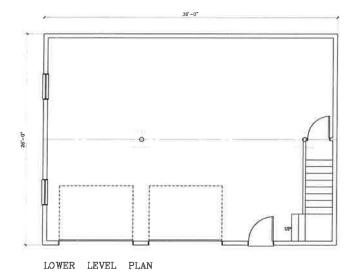




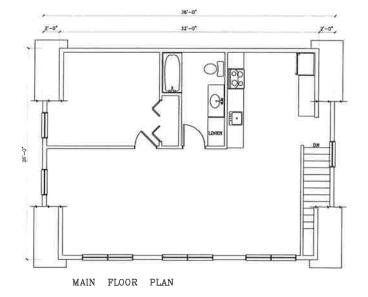
FRONT ELEVATION

A-Jc

A-22



LAVALLEY BUILDING SUPPLY B J HARRINGTON YAMIN RESIDENCE NORWICH VERMONT 1/4"=1'-0" APRIL 28 2023



Pam Mullen

From:	Jeremy Yamin <jeremyy@cjp.org></jeremyy@cjp.org>
Sent:	Thursday, September 7, 2023 11:08 AM
То:	Kyle Katz
Cc:	Pam Mullen
Subject:	Yamin, Meetinghouse Road Additional Information
Attachments:	Yamin, Meetinghouse Road - New Boston Road.jpg; Yamin, Meetinghouse Road - Base of Driveway.jpg; YaminMeetinghouse Road, Developed - Forested Area.pdf

A-3

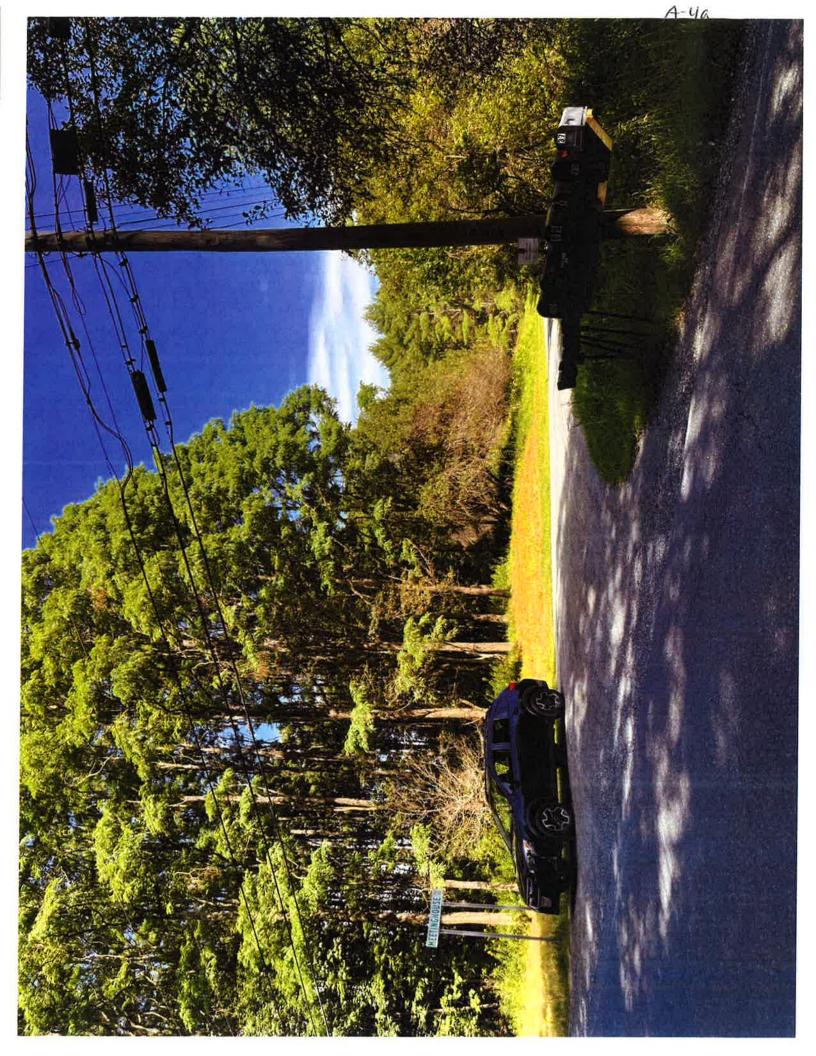
Kyle,

I would like to clarify a couple of matters relating to the request for a building permit. Our goal is to preserve the woodland and the area with minimal clearing of woods and driveway areas, and to maintain the smallest developed area as possible.

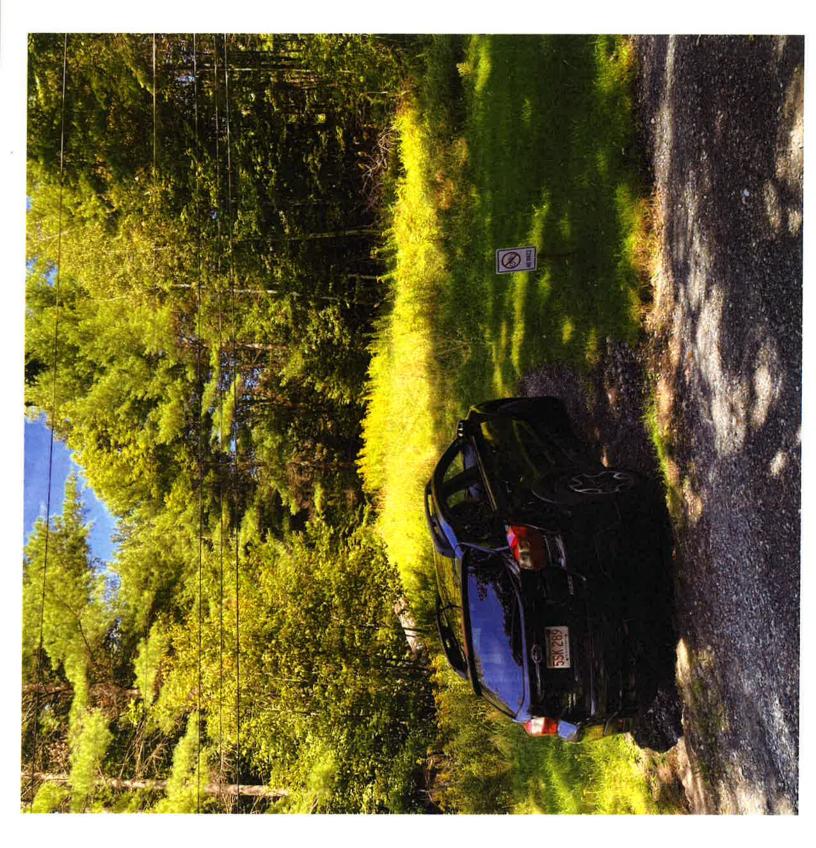
- 1. The house site is surrounded by woodland, and we intend to maintain the woodland in its present condition. Particularly, the woodland West and Southwest of the house shall be preserved to adequately screen the house from any town road. A limited "no-cut" area with restrictions on removal of trees will be designated in an arc northwest to west to southwest from the house site, beginning approximately 25-50 feet west of the house and extending to the western edge of the lot. There will be in excess of 100 feet of forested woodland from the Western edge of the cleared area of the homesite to the property line. Please see attached drawing.
- 2. The homesite will not be visible from the public way. The distance from New Boston Road to the driveway is approximately 1775 feet. The end of the driveway near the foundation/home site is over 400 feet from Meetinghouse Road. The area is heavily forested with trees over 50 feet tall. Please see attached photos.
- 3. We will comply with Norwich Ridgeline Overlay lighting requirements.
- 4. We plan to improve the previously approved driveway to bring it into compliance with current requirements.
- 5. Along the driveway, we will remove the minimum number of trees to comply with Green Mountain Power requirements for cleared space on each side of the power lines.

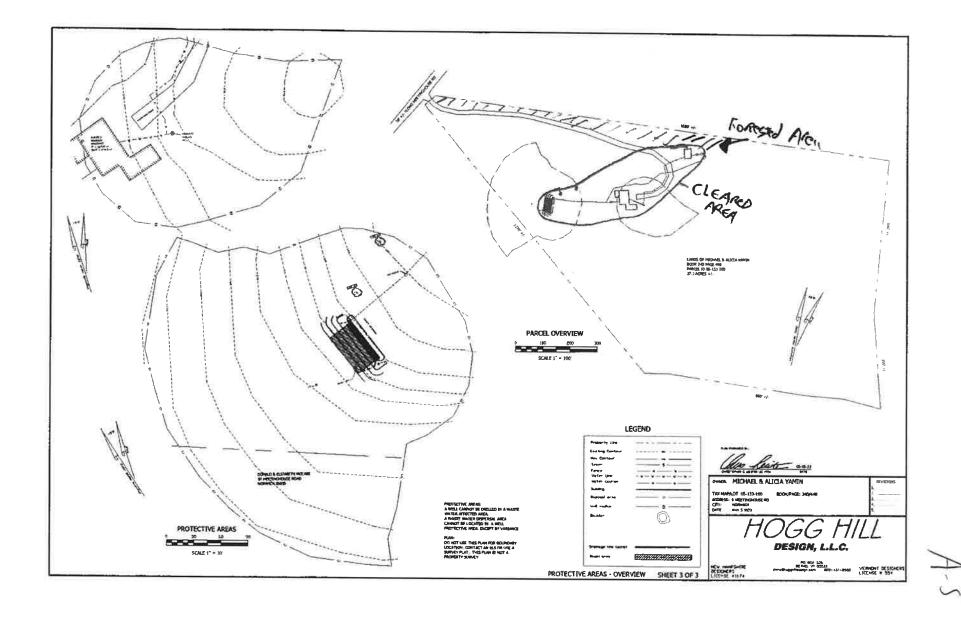
Thanks,

Michael "Jeremy" Yamin



A-46





TOWN OF NORWICH DEVELOPMENT REVIEW BOARD

DOCUMENTS AND INTERESTED PARTIES

Application Number: #33BRL23 Lot: #05-133.100 Meetinghouse RD

Public Hearing Date: September 21, 2023

Applicant/ Landowner:	Michael Jeremy Yamin and Alicia Ely Yamin
	205 Richdale Ave., A-12
	Cambridge, MA 02140

Interested Parties:

NATURE OF APPLICATION - **#33BRL23** - Ridgeline Protection Review Application by Michael Jeremy and Alicia Ely Yamin, applicants and landowners, to construct a dwelling on an undeveloped lot on Meetinghouse RD, 27.36+/ for tax map parcel #05-133.100. Application to be reviewed under the Norwich Zoning Regulations.

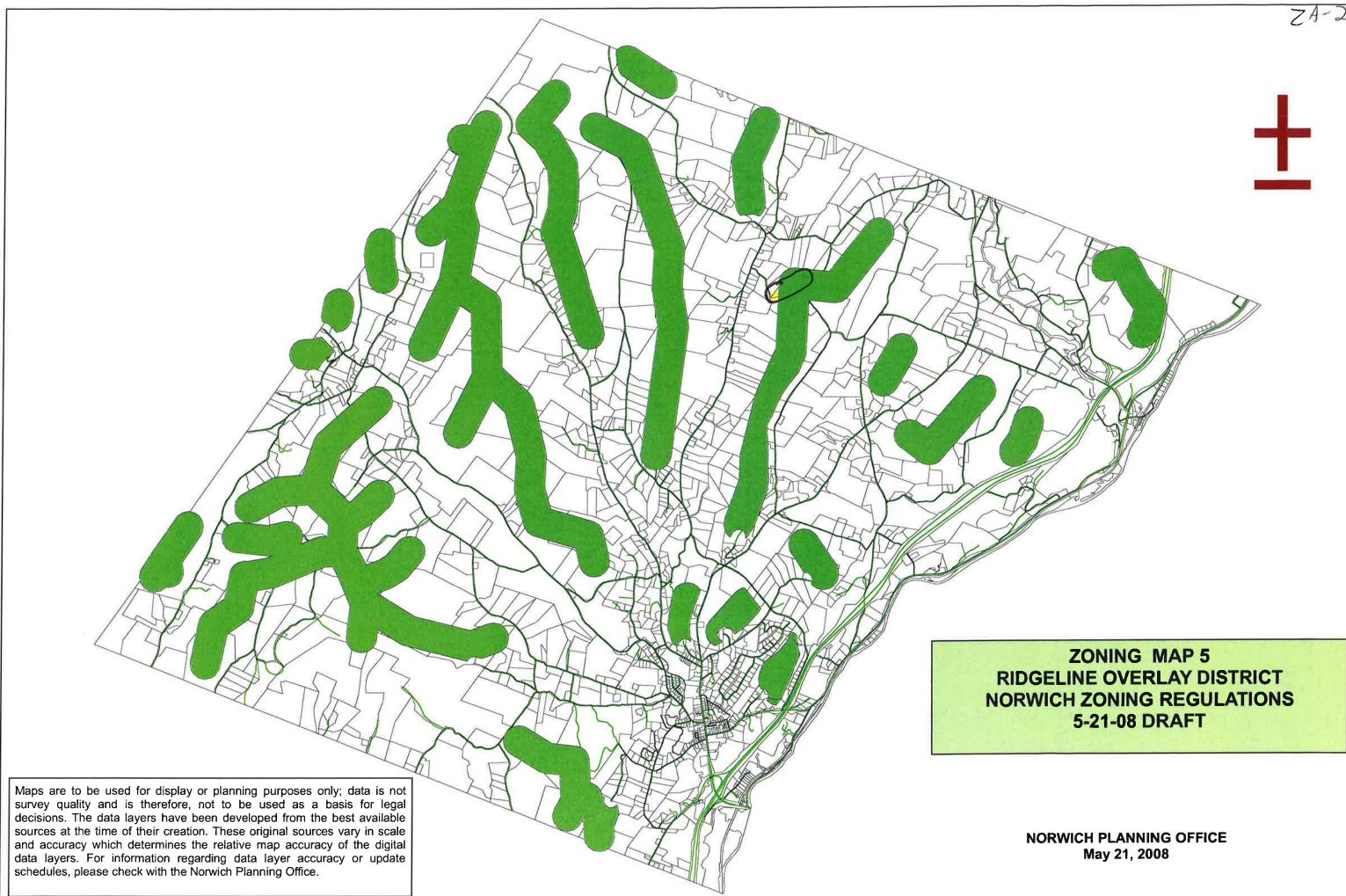
The record in this case includes the following documents:

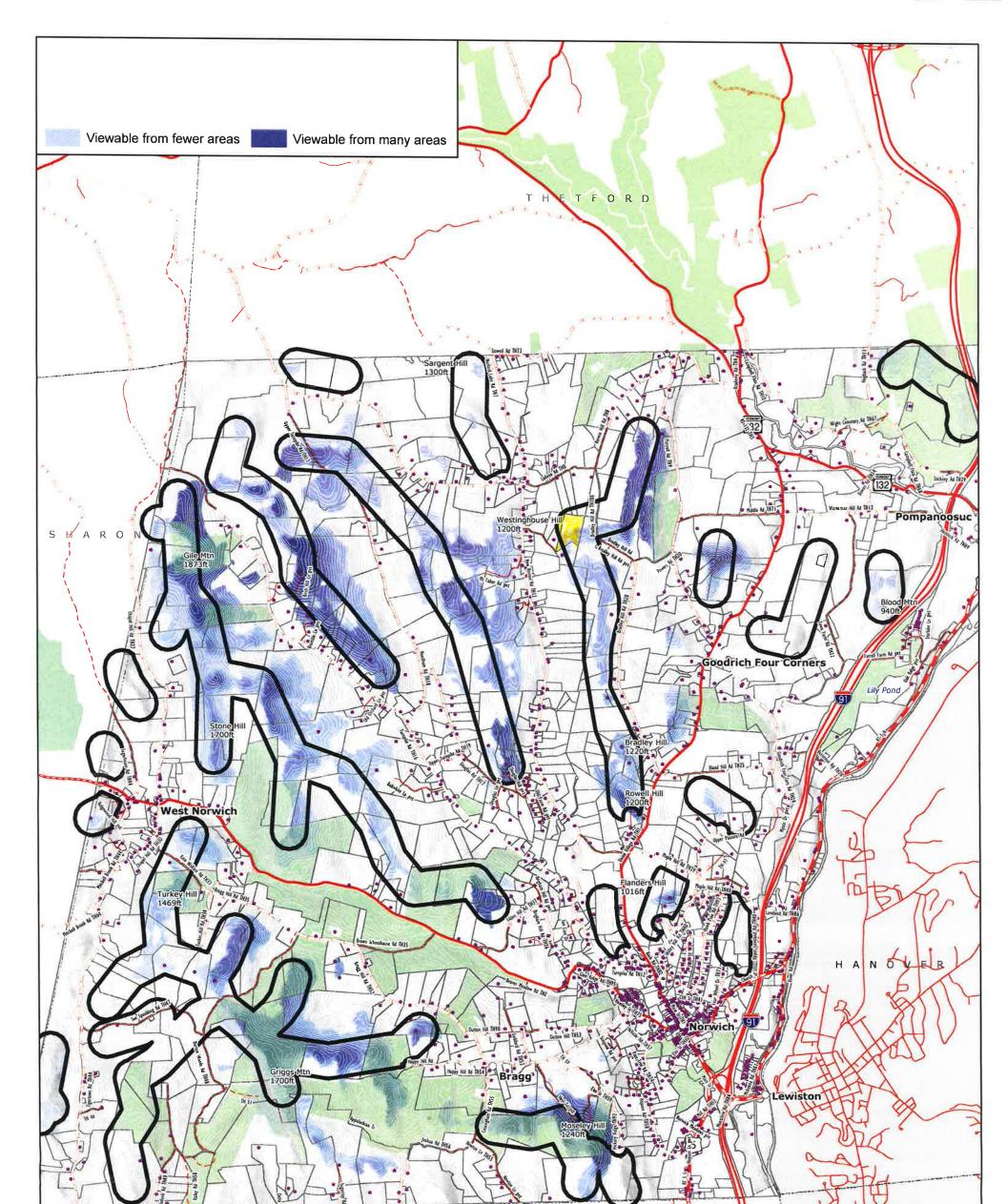
Submitted by Applicant

- A-1 Application #33BRL23 (08-08-2023)
- A-2 Narrative Letter, by Applicant (08-08-2023)
 - a. Application
 - b. Site Plan and Septic Protective Area (including wastewater permit)
 - c. Floor Plan by LaValley
 - d. Elevation by LaValley
- A-3 Narrative on visibility; outdoor lighting and no-cut boundary for property (09-07-2023)
- A-4 Photos of property from Meetinghouse RD
 - a. Photo of Meetinghouse RD view
 - b. Photo from Meetinghouse RD to property
- A-5 No cut boundary map

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (08-29-23)
- ZA-2 Zoning Map 5 Ridgeline Overlay District (5-21-2008)
- ZA-3 Ridgeline Map with contours (2013)
- ZA-5 Zoning Administrator Review, 09-07-2023
- ZA-6 Previous Zoning Permit Documents
 - a. #64BSUB98 Two-Lot Subdivision Decision dated 10-13-1998
 - b. DRB Driveway Approval 10-23-2000
 - c. #65BLA02 Boundary Line Adjustment (2002)





Bare Earth Viewshed - Observer Height 5' - Observed Height 20' - Observer Points every 528' along all highways except class 4 and private - Observed Area between 500' and 5280' from Observer - Areas greater than 100' elevation from the town highways' elevation are included

4-

Ridgeline Protection Overlay (RPO) District Review per Table 2.9

Date: September 7, 2023

Landowner: Michael Jeremy Yamin and Alicia Ely Yamin

Location: 00 Meetinghouse Road

Applicant: Same

Lot: 05-133.100

Description: Building in the Ridgeline Application by Michael Jeremy Yamin and Alicia Ely Yamin, Applicant and Landowner, for a ridgeline development review of Lot 05-133.100 at 00 Meetinghouse Road, in accordance with the Norwich Zoning Regulations Section 5.08 and Table 2.9.

Conditional Uses: Uses allowed as a permitted or conditional use in the underlying zoning district, require the approval of the Development Review Board in accordance with Section 5.04 and the standards set forth below.

Residence located in Ridgeline Protection Overlay (RPO) District

Supplemental District Standards. New structures within the RPO District shall comply with the following:

(1) <u>Forest Cover</u>. Forest cover shall be maintained or established adjacent to proposed structures to interrupt the facade of buildings, provide a forested backdrop to structures, and/or soften the visual impact of new development as viewed from public roads. The Development Review Board shall consider the location of proposed structures relative to existing vegetation, and may require additional planting and/or limit the amount of clearing adjacent to proposed development to provide screening and maintain a forested backdrop. A tree cutting, landscaping and/or forest management plan may be required to ensure that ridges and hill tops remain wooded, and to ensure that trees remain standing immediately adjacent to buildings to visually interrupt facades and reduce reflective glare, as viewed from off site. Such a plan shall address specific measures to be taken to ensure the survival and, if necessary, replacement of designated trees during or after site development and the installation of all site improvements.

The proposed house site will be located at the end of a pre-existing driveway, approved in a prior permitting process (See Exhibit ZA-6b). The driveway will be improved to meet the Norwich driveway specifications found in the zoning ordinance. The house site is surrounded by woodland, and the landowner intends to maintain the woodland in its present condition. Particularly, the woodland West and Southwest of the house shall be preserved to adequately screen the house from any town road. A limited "no-cut" area with restrictions on removal of trees will be designated in an arc northwest to west to southwest from the house site, beginning

approximately 25-50 feet west of the house and extending to the western edge of the lot. (See Exhibit A-5)

(2) <u>Placement of Structures</u>. New structures shall be as minimally visible from public roads as possible given site conditions and topography, and shall not stand in contrast to the surrounding landscape patterns and features, serve as a visual focal point, or be visible from multiple points along a road, for an extensive distance along a road segment, and/or which is highly visible from several vantage points within one mile of the development site.

The proposed house will not be visible from public roads and will maintain a woodland screen West of the house site. Future development may require additional Ridgeline Overlay Review. This review shall only apply to the proposed house permit (Exhibit A-2).

(3) <u>Landscaping & Screening</u>. In instances where existing forest cover or topography will not adequately screen proposed development, a landscaping plan may be required by the Development Review Board. Such plan shall be designed to minimize the visibility of the structure as viewed from public roads.

Existing forest cover and topography makes additional landscaping or screening unnecessary.

(4) <u>Glare.</u> Exterior building materials of all structures visible from public roads may be required to be of a type and design to minimize reflective glare and avoid undue adverse visual impact. Exterior lighting visible from a public road shall be shielded and downcast.

The building will not be visible from town roads. Exterior lighting will be shielded in conformance with the lighting standards in Section 5.03(8)(b) NZR

(B) <u>Pre-application Site Development.</u> Forest management activities designed as predevelopment site preparation shall be reviewed by the Development Review Board to determine compliance with the standards set forth in this section. Such activities include, but are not limited to, road and driveway construction, excavation related to the upgrade and conversion of logging roads to development roads or driveways, clearing and/or grading for house-sites and septic systems, or related work. Where a landowner fails to submit pre-development plans for review, the Board may direct the manner in which the site will be restored or re-vegetated prior to development and/or limit development to a portion of the property which best meets the standards of this district.

Site Development and road construction were substantially complete prior to the adoption of these regulations and are therefore pre-existing.

In addition to the **Supplemental District Standards** above, the development in the **RPO District** shall comply with the following **Conditional Use Review General Standards**:

Conditional use approval shall be granted by the Development Review Board upon finding that the proposed development will not result in an undue adverse effect on the following:

(1) <u>The capacity of existing or planned community services or facilities.</u> The Board shall consider the demand for community services and facilities resulting from the proposed development in relation to the available capacity of such services and facilities. Available capacity may be determined in part through consultation with other municipal and/or state officials having jurisdiction over affected services and facilities, and consideration of any capital budget and program in effect. Conditions may be imposed as appropriate to ensure that the demand for community facilities or services does not exceed existing or anticipated available capacity.

The additional burden on town services will be limited to a single residential structure.

(2) <u>The character of the area affected.</u> The Board shall consider the location, scale, size, mass, materials, type, density and intensity of use associated with the proposed development in relation to the character of the area likely to be affected, as defined by the Board based on the Norwich Town Plan, applicable zoning district purposes and standards, submitted materials, and testimony presented at public hearing. Conditions may be imposed as appropriate to ensure project compatibility with the character of the area affected.

A single residential structure will be compatible with the existing rural development in the area.

(3) <u>Traffic on roads and highways in the vicinity</u>. The Board shall consider the projected impact of traffic resulting from the proposed development on the capacity, safety, efficiency and use of affected public roads, bridges, and intersections. The Board will rely on accepted transportation standards in evaluating traffic impacts, and shall not approve a project that would result in the creation of unsafe conditions for pedestrians, bicyclists, or motorists, or unacceptable levels of service for roads, highways and intersections, unless such conditions or levels of service can be mitigated by the applicant through physical improvements to the road network and/or traffic management strategies, or improvements in public transportation.

A single residential structure will have minimal impact on traffic in the area.

(4) Ordinances, Bylaws and Regulations in effect. The Board shall consider whether the proposed development complies with all ordinances, bylaws, and regulations in effect at the time of application, including other applicable provisions of this bylaw, other municipal permit and/or approval conditions (e.g., subdivision, highway access). Conditions may be imposed or incorporated as appropriate to ensure compliance with other municipal regulations, bylaws and ordinances in effect. The development of a single residential structure will require, in addition to the Ridgeline Protection Overlay District Review, a zoning permit from the town, and water supply and wastewater permits from the state. Construction of the house may not commence until these permits have been approved.

(5) <u>The utilization of renewable energy resources.</u> The Board shall consider whether the proposed development will interfere with the sustainable use of renewable energy resources, including access to, direct use or future availability of such resources. Conditions may be imposed as appropriate to ensure long-term access, use and availability of such resources.

The proposed development will not interfere with the sustainable use of renewable energy resources.

(B) Site Plan Standards. In addition to the general standards set forth in subsection (D), the Development Review Board shall also apply all applicable site plan review standards set forth in Section 5.03(C) and (D). Compliance with such standards shall be a requirement of conditional use approval.

Exempted from Site Plan Review - One- and two-unit dwellings, home occupations within a one-unit dwelling, home daycare facilities, signs, agriculture and/or forestry and all uses exempted under section 6.02.

The development of a single residential structure is exempted from Site Plan Review.

FINAL	PLAT SUBM	ITTAL
TOWN OF	NORWICH,	VERMONT

FINAL PLAT SUBMITTAL 64B50	13 28
1) Name of Applicant: Donald & Elizabeth McCabe ZA- Day Telephone#: 650-7521 Evening Telephone#: 649-5921 Mailing Address: 97 Meeting House Road, Norwich, Vt 05055 Legal Owner of Property: Same Telephone#: Same	60
2) Property Information: Tax Map#: 5 Lot#: 133 Zoning District: RR Road Access: Meeting House Road	
3) Major Subdivision, Minor Subdivision, or Annexation Request: Minor subdiv	ision
4) Describe the intended use of the property for which you are applying: 	
5) Site Improvements: - Number of individual lots planned: 2 - Specify size of individual lots: Lot 1 (25.74 acres), remainder 16.9± acr	res
- Type of site improvements planned: <u>Drive, wastewater disposal system & ho</u> u	ise
- Estimated duration of project: N/A	
6) The final plat must be attached to this request. Refer to the Norwich Subdivision Regulations Section 5.6 for Major Subdivision Final Submission, Section 6.1 for Minor Subdivision, Application Final Plat, or Section 7 Annexation Procedures.	
7) A list of abutting land owners with their legal mailing addresses must accompany the final plat submittal for Major and Minor Subdivisions. Refer to section 2.2 in the Subdivision Regulations for a definition of abutter.	
 8) Additional information for the applicant: This is a final plat approval request. In order to subdivide property in Norwich the subdivision proposal must be reviewed at by legally warned public hearing and approved by the Planning Commission. If a structure is to be erected, placed, or modified, a building of permit is also regulated. Town health regulations regular a separate permit for new sewage disposal systems or replacement repair of existing sewage disposal systems. A permit from the State of Vermont may also be regulared. C. A permit is required for a new access road or driveway. D. Additional State permits may be required; contact the Environmental Office in N. Springfield, VT (802)886-2215 for more information. NOTE: The Planning Commission has the right to ask for additional information, plans, or specifications which are pertinent to the requirements of the Norwich Subdivision Regulations and Subdivision Regulations if the Town of Norwich, Vermont; and certifies that the above information is in accordance with the Zoning Regulations and Subdivision Regulations if the Town of Norwich, Vermont; and certifies that the above information is in accordance with the Zoning Regulations and Subdivision Regulations if the Town of Norwich, Vermont; and certifies that the above information is in accordance with the Zoning Regulations and Subdivision Regulations if the Town of Norwich, Vermont; and certifies that the above information is in accordance with the Zoning Regulations and Subdivision Regulations is in the Subdivision Regulations and Subdivision Regulations is in accordance. Signature of Applicant:	50 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Application#: 678548	K

TOWN OF NORWICH, VERMONT PLANNING COMMISSION

NOTICE OF ACTION

APPLICATION NUMBER: #64BSUB98

Map: 5 Lot 133 97 Meetinghouse Road

PUBLIC HEARING DATE: September 21, 1998

APPLICANT/LANDOWNER: Donald and Elizabeth McCabe 97 Meetinghouse Road Norwich VT 05055

NATURE OF APPLICATION:

Application for a Minor Subdivision Permit to divide Lot #133 on Map 5, at 97 Meetinghouse Road into two lots of approximately 25.74 and 16.9 acres.

FINDINGS OF FACT

1) The request is for a Minor Subdivision Permit and, as specified in the Norwich Subdivision Regulations Section 6, requires a public hearing and approval by the Norwich Planning Commission.

2) The lot is being subdivided into two lots and has not been previously subdivided within the last five years. This meets the criteria for a Minor Subdivision.

3) The proposed lots comply with the General Standards of Section 6 in the Zoning Regulations for the Town of Norwich regarding size, more than 2 acres, and road frontage of more than 90 feet at the setback along a 50 foot wide deeded right of way or public highway.

4) There are no existing septic systems or residential structures on 25.74 acre lot. There is a single family residence with a septic system and driveway on the 16.9 acre lot.

5) Access to the 25.74 acre lot will be by a private driveway off of a 50 foot right of way on the 16.9 acre.

6) The existing driveway on the 25.74 acre lot is too steep and narrow for year-round access by service and emergency vehicles.

CONCLUSIONS OF LAW

A) The project, as conditioned, satisfies all of Section 4 of the Subdivision Regulations and Section 6 of the Norwich Zoning Regulations.

McCabe

ACTION TAKEN:

Subdivision approval for the project is granted, pursuant to the Subdivision Regulations of the Town of Norwich as adopted on March 17, 1992. The project, as approved, is as described in the following submissions received by the Planning Commission:

1) The application, #64BSUB98

2) The subdivision plan by T&M Assoc. Inc, dated 7/29/98, Titled "Subdivision Plan for Donald and Elizabeth McCabe.", project #430894
3) The statements and representations made by the applicants at the public hearing before the Planning Commission.

Exhibits #1 - Letter from Norwich Fire Department dated 9/21/98

CONDITIONS

This permit is binding upon the applicant, their successors and assigns, complying with the following conditions:

- 1) The subdivision shall be completed as shown in the project plans reviewed by the Planning Commission, subject to the conditions set forth in this Notice of Action.
- 2) The final plat shall conform to the specifications and content requirements in Sections 4.7 & 4.8 of the Norwich Subdivision Regulations and shall be recorded in the office of the Town Clerk of Norwich within 90 days of the approval.
- 3) The Zoning Administrator shall not issue a building permit for a structure requiring a septic system on the 25.74 acre lot until a Norwich septic permit has been approved for that lot.
- 4) The Zoning Administrator shall not issue a building permit for a residential structure on the 25.74 acre lot until a driveway plan has been submitted by a qualified designer and approved by the Planning Commission at a regular meeting. The plan shall include grades, widths, slopes, and other information to demonstrate that adequate access can be provided to the site.

This action is based upon the findings of fact and conclusions of law as outlined above. This permit shall be binding upon the applicant, their successors and assigns, and shall be void upon the default, non-compliance, or non-performance of any of the above conditions.

Norwich Planning Commission

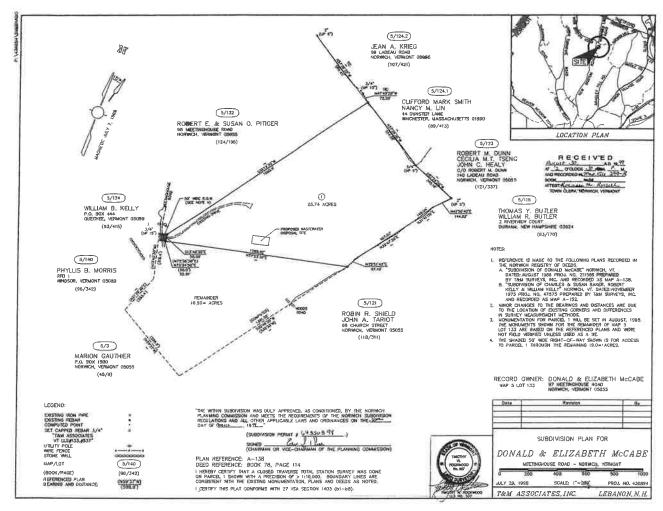
Dated: 10/13/48

Eaw & thee

Chairman

File Number: 299-B Page: 1 of 1





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NORWICH PLANNING COMMISSION MINUTES - October 23, 2000

PRESENT:

Members:	Ed Childs, Rob Titus, Chipper Ashley, Bill Flynn, Adele Fulton, Jeff
	Goodrich, Linda White, David Sargent
Staff:	Phil Dechert
Others:	Jeremy Stephenson, Stuart Richards, Virginia Close

The Chairman called the meeting to order at 7:30 PM

1. Minutes

The minutes of 10/2/00 were distributed and will be reviewed at the next meeting.

2. Comments from the Public

Stuart Richards asked if the Private Highway Specifications would be discussed. The Chairman said yes.

3. Public Hearing

#69BSUB00 by Jeremy Stephenson and Margaret Karagas, applicants and landowners, for a Minor Subdivision Permit to divide Lot #34 on Map 9, at 18 Tucker Hill Road into three lots of approximately 2.01 acres, 2.01 acres, and 10 acres.

Deliberations -

Jeff Goodrich recused himself from the deliberations.

A draft Notice of Action was distributed to the members. Linda White moved to approve the Notice of Action. The motion was seconded.

Linda White said that the issues that she had brought up in the hearing regarding driveway access permits were not necessarily specific to this application and should be addressed as a regular agenda item outside of these deliberations.

The motion was passed 5-0. (Dave Sargent abstained)

5. Public Hearing

#78SPR00 by The Montshire Museum of Science, applicant and land owner, for a Site Development Review for an addition to the building and an expansion of the Science Park at 35 Montshire Road, Map 16, Lot #90.

Deliberations -

Jeff Goodrich recused himself from the deliberations.

A draft Notice of Action was distributed to the members. Linda White moved to approve the Notice of Action. The motion was seconded.

In response to a proposed finding regarding the permitted use status of the museum, there was a discussion of whether the museum is a "community owned and operated facility" as referred to in T. 24 §4409 of the State statutes. The Clerk was asked to get information on the original plans and a legal opinion.

There was also a discussion of requiring a traffic/parking management plan and creating contingency plans for additional parking.

The deliberations will be continued at the next meeting.

6. McCabe Driveway

Don McCabe had a submitted a revised sketch plan of the driveway serving a new lot to meet Condition #4 of Subdivision Permit #64BSUB98.

As requested, the plan showed the elevations at points every 25 feet along the centerline of the driveway. The grades did not exceed those allowed in the Private Highway Specifications, but there were some very steep short sections, and one 200 foot section with 17% grades. There were strong reservations among the members to approving the plan.

A motion was made to reluctantly accept the driveway plans submitted by the applicant, Don McCabe, on October 23, 2000 so as to satisfy Condition #4 of Subdivision approval #64BSUB98 with a strong recommendation that the driveway be re-built to provide better access for emergency vehicles.

The motion was seconded and passed 6-1 (Rob Titus against)

7. Private Highway Specifications

The Chairman asked the members to review the Private Highway Specifications and the Driveway Access Ordinance for discussion at the next meeting.

8. Land Use Regulations - Study Groups-

Administration and Enforcement - Adele reviewed some of the issues that were discussed at a study group meeting. She will have a revised draft ready for the next meeting.

Shoreline Protection - Bill Flynn working on revisions and will have a draft ready for the next meeting.

The meeting was adjourned at 10:25 PM. Phil Dechert, Clerk



October 4, 2000

Phil Deckert, Zoning Admin. Town of Norwich Norwich, VT 05055

Re: McCabe Drive

Dear Phil:

The enclosed is a rough schematic of the elevations on McCabe's drive, which he asked me to forward to you. The work we did on the drive was fill and gravel. The profile of the drive was in place at the time we started. We merely added to it. I hope this is sufficient.

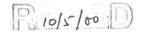
Sincerely,

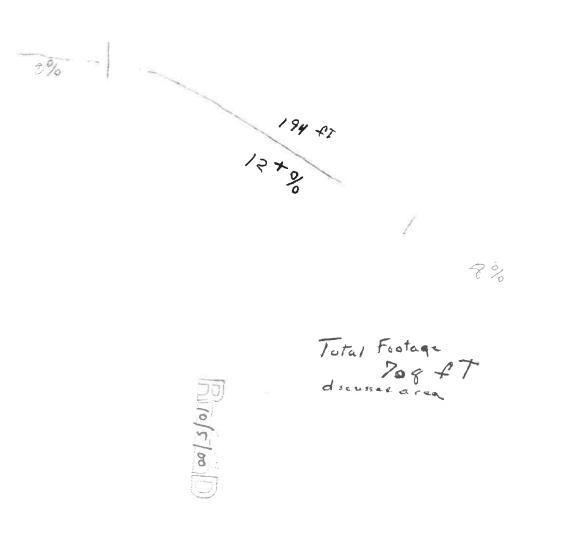
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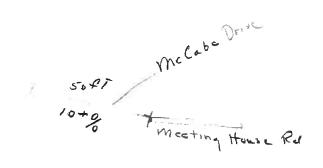
President

Cc: Donald McCabe

GU:jgu



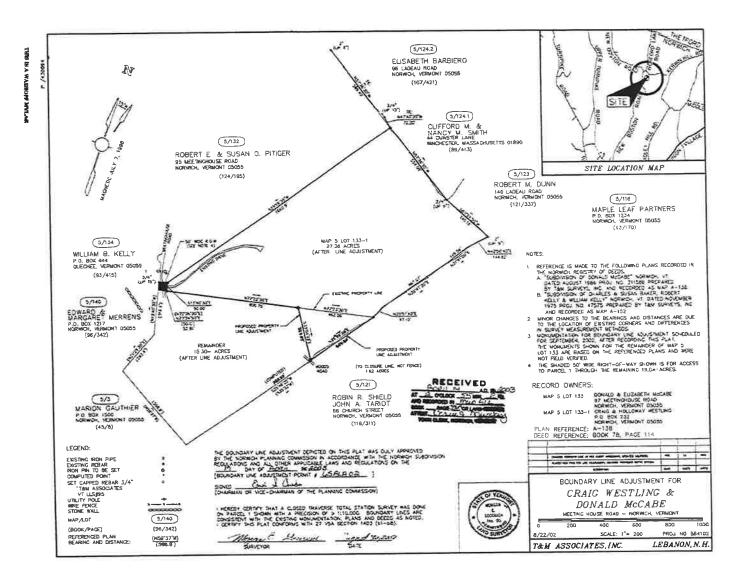




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	ZA-6c Extra Copy	
FINAL PLAT SUBM Town of Norwich,	VERMONT 65BLAOZ	
1) Name of Applicant: Crait Westling Day Telephone#: 603/653 1955 Eveni Mailing Address: P.J. But 2.72 Nor Legal Owner of Property: Chair Westl Dow + List We Chair	Telephone#:	
2) Property Information: Tax Map#: OS A L Zoning District: <u>R M</u> Road Access: <u>9</u>	77 KUSISPINIC/HOUSE DONAL	_
3) Major Subdivision, Minor Subdivision, or		T
4) Describe the intended use of the property Incorporate who current we	y for which you are applying: 	
5) Site Improvements: - Number of individual lots planned: Ando - Specify size of individual lots:	/	
- Type of site improvements planned:		
- Estimated duration of project:		
6) The final plat must be attached to this r Subdivision Regulations Section 5.6 for Submission, Section 6.1 for Minor Subdiv Plat, or Section 7 Annexation Procedures	Major Subdivision Final	
7) A list of abutting land owners with their accompany the final plat submittal for M Refer to section 2.2 in the Subdivision abutter.	fator and Minor Subdivisions	
6) Additional information for the applicant: A. This is a final plat approval request property in Norwich the subdivision p legally warned public hearing and app Commission.	In order to subdivide proposal must be reviewed at a proved by the Planning	
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NOTE: The Planning Commission has the right t information, plans, or specifications which a requirements of the Norwich Subdivision Regul	are pertinent to the lations and Zoning Regulations	Ð
The undersigned hereby agrees that the propos is in accordance with the Zoning Regulations the Town of Norwich, Vermont; and certifies t true, correct and complete.	sed information and sketch plan and Subdivision Regulations of	
Signature of Applicant: Signature of Owner(if other than applica	The lin Mr.	
Date Received: 8/15/02 Date forwarded to Pla	anning Commission:	
Date Granted:	Effective Date:	2

File Number: 336-A Page: 1 of 1



336 A