

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
MINUTES
Thursday, July 16, 2020

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

Members Present: Rotman (Chair), Lawe, McCabe, Stucker, Carroll

Alternates Present:

Staff: Francis (Clerk)

Public: Scott McCampbell, Nina McCampbell, Daphne McCampbell-Pageau, Justin Pageau, Nate Stearns, Jeff Goodrich, Steve Voigt, Robin Voigt, Cheryl Lindberg, Julie Kalish, Linda Cook

1. **Call to Order,** Roll Call: 7:10pm

2. **Agenda:**

Stucker moved and Lawe seconded a motion to approve the agenda. Motion carried 4 – 0.

3. **Minutes:**

Deferred to next meeting

4. **Comments from Public:** None

6. Public Hearing: 7:15 PM

a) **#21BSUB20:** Preliminary Plan Review of a Subdivision Application by Carmen T. McCampbell and Stuart McCampbell, Trustees of the Carmen T. McCampbell Living Trust, Applicants and Landowners, to divide Lot 10-036.200 into 2 lots of approximately 41+/- acres and 53 acres+/- at Tilden Hill RD. Application to be reviewed under the Norwich Subdivision Regulations.

i) Hearing Participants

DRB Rotman (Chair), Lawe, McCabe, Stucker, Carroll

Staff Francis

Applicants: Scott McCampbell, Nina McCampbell, Daphne McCampbell-Pageau, Justin Pageau, Nate Stearns, Jeff Goodrich,

Public Steve Voigt, Robin Voigt, Cheryl Lindberg, Julie Kalish, Linda Cook

ii) Waiver Request

The applicant filed a waiver request under NSR 2.1(C) together with supporting documents seeking to waive the preliminary plan review because the requirements for Final Plan Review had been met. After determining that the application met the criteria the Board voted to grant the waiver and approve the final plan.

MCCabe moved and Carroll seconded a motion to grant a waiver request from the applicant of #21BSUB20 as provided for under Norwich Subdivision Regulations Section 2.1 (C). Motion carried 5 – 0.

iii) Applicant request for waiver of Section 3.3 (D)(5) of the Subdivision Regulations.

Stearns, for the Applicants, referred the Board to page 2 of the Cover Letter for Application #BSUB20. Section 3.3 (D)(5) requires:

Access roads, including the conversion of logging roads to private roads or driveways, and utility corridors, shall use or share existing accesses and rights-of-way where feasible, follow existing contours to achieve angled ascents, and avoid areas of steep slope. (emphasis added)

Stearns and Goodrich explained that the driveway profile as shown in sheet 2 of 4 and alignment as shown in sheet 1 of 4 was responsive to the presence of wetlands (awaiting delineation by the Department of Environmental Conservation – DEC) and was a best effort at responding to the provisions of Section 3.3 (D) (5) while mitigating natural resource impacts (wetlands).

McCabe moved and Carroll seconded a motion to grant a waiver request for the steep slope provision as required under Section 3.3 (D)(5) of the Subdivision Regulations. Motion Carried 5 – 0

Carroll moved and McCabe seconded a motion to close the public hearing on #21BSUB20 and enter into deliberative session. Motion carried 5 – 0.

The board entered into deliberative session at 8:20pm. Present were Rotman, Carroll, McCabe, Stucker and Lawe. Deliberative session ended at 8:35pm. Decision forthcoming

7. Other Business

- a. Zoning Background Presentation: Deferred to next meeting

8) Adjournment:

A motion to adjourn was entertained at 8:38pm. Motion carried 5 - 0

Respectfully submitted,
Rod Francis

APPROVED 08-20-2020

Future Meeting:

Thursday, August 20, 2020 at 7:00PM

DRB Minutes available at:

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

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: managers-assistant@norwich.vt.us