

TOWN OF NORWICH  
DEVELOPMENT REVIEW BOARD  
AGENDA  
Thursday, October 15, 2020  
7:00 PM

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Act 92 OML compliant meeting in response to covid-19 will be conducted via ZOOM.

ZOOM Access Information:

Topic: Development Review Board

Time: October 15, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89900487709>

888 475 4499 US Toll-free

877 853 5257 US Toll-free

1. **Call to Order, Roll Call**
2. **Approve Agenda**
3. **Approve Minutes – 09-17-20**
4. **Public Comments & Announcements**
5. **Administrative Issues and Updates**
  - a. Update on DRB training
6. **Boundary Line Adjustment**
  - a. **#35BLA20:** Richard and Linda White, applicants and landowners. The Boundary Line proposes to transfer ±0.3 acre from 03-050-100a (developed), to 03-050-100b (undeveloped).
7. **Public Hearings 7:15PM:**
  - a. **#44DE20** Development Envelope Review for Lot #05-078.000 (10.2 acres) identified in Scenic Resource Inventory (Map C). Application by **Samuel McWilliams**. Application to be reviewed under the Norwich Zoning Regulations.
  - b. **#42BSUB20:** Preliminary Plan Review of a Subdivision Application by Norman Miller, Applicant, Judith Von D. Miller, Landowner, to divide Lot 10-113.000 into 2 lots at 177 New Boston RD. Proposed Parcel of ±3.01 acres, developed with a seasonal dwelling and an existing driveway. Remaining Parcel 10-113 of ±34.2 acres is developed with two dwellings. Application to be reviewed under the Norwich Subdivision Regulations.
  - c. **#43BSUB20:** Preliminary Plan Review of a Subdivision Application by Erik Randall, Applicant, Thomas Randall, Landowner, to divide Lot 05-014.100 into 2 lots at 1268 New Boston RD. Proposed parcel to be ±4.2 acres is undeveloped. Remaining lot 05-014.100 of ±8.3 acres is developed with a dwelling and barn. Application to be reviewed under the Norwich Subdivision Regulations.
  - d. **#41BCU20:** Conditional Use for Development in the floodway for a proposed trail bridge across Bloody Brook, Town of Norwich, Applicant and Landowner, of Lot 20-148.000 at 111 Turnpike RD (Huntley Meadows). Application to be reviewed under the Norwich Zoning Regulations.
8. **Other Business**
9. **Adjournment**

Future Meeting: TBD

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: [manager-assistant@norwich.vt.us](mailto:manager-assistant@norwich.vt.us)***

**TOWN OF NORWICH**  
**DEVELOPMENT REVIEW BOARD**  
 (Revised 9-15-20)

**DOCUMENTS AND INTERESTED PARTIES**

**Application Number:** #29BCU20

**Lot:** #11-093.000  
 251 US Route 5 N

**Site Visit:** August 26, 2020

**Public Hearing Date:** August 20, 2020, September 3, 2020, September 17, 2020

**Applicant/ Landowner:** Tiny Seeds Village, LLC  
 251 Route 5 N  
 Norwich, VT 05055

**Interested Parties:**

NATURE OF APPLICATION - **#29BCU20**: Conditional Use and Site Plan Review for a Daycare and a Cultural Facility (school) with Apartment, 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.

Application #29BCU20: Revised on 9-14-20 The application is for a Day Care and a Public Facility (rather than a Cultural Facility). The residential apartment has been dropped from the application

The record in this case includes the following documents:

Submitted by Applicant

- A-1 Application #29BCU20 (7-31-20)
- A-2 Cover Letter, by Nate Stearns, Hershensen, Carter, Scott and McGee, PC (7-31-20)
- A-3 Project Proposal (7-14-20)
- A-4 Site Plan (submitted 7-31-20)
- A-5 Letter re: School as an allowed use in the RR District, by Nate Stearns, Hershensen, Carter, Scott and McGee, PC (9-11-20)
- A-6 Cover Letter, by Nate Stearns, Hershensen, Carter, Scott and McGee, PC (9-14-20)
- A-7 Revised Application #29BCU20, (9-14-20)
- A-8 Agency of Education Approval Letter, (8-24-20)
- A-8 Parking Diagram (9-9-20)
- A-9 Tiny Seeds Norwich Traffic Support Memorandum, by RSG (8-31-20)

Submitted by Zoning Administrator

- ZA-1 Documents and Interested Parties list, (9-15-20)
- ZA-2 Driveway Observation, by Stan Teeter, DRB Member, (8-26-20)
- ZA-3 Site Visit Notes, by Rod Francis, Zoning Administrator, (8-26-20)