

**TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
Draft Minutes
Thursday, May 9, 2023**

Via Zoom

Members present: Patrick Bradley (chair), Linda Gray, Don McCabe, Emily Myers, Alec Orenstein, Sue Pitiger

Alternates present: Barry Rotman

Members absent: Matthew Stuart

Staff: Kyle Katz, Interim Zoning Administrator

Minute Taker: Linda Gray

Public: Albert Lee, Candace Nattie

- 1. Call to Order:** by Chair Bradley at 7:01 pm. Roll call of Board members.
- 2. Approve Agenda:** Pitiger moved, Rotman seconded a motion to approve the agenda. Motion carried unanimously.
- 3. Minutes:** Pitiger moved, McCabe seconded a motion to approve the January 18, 2024 minutes. Motion carried unanimously.
- 4. Public Comment:** none.
- 5. Announcements and Correspondence:**
 - a. Election of Officers: Pitiger moved, McCabe seconded a motion to nominate Patrick Bradley as chair; motion carried unanimously.
Gray moved, Pitiger seconded a motion to nominate Alex Orenstein as Vice-Chair; motion carried unanimously.

6. Public Hearing:

- a. #10BLA24: Review of an application to merge an undeveloped 10.4 Acre lot (parcel 10- 006.000[previously 10-007.000]) into a developed 51.00 Acre lot at 980 Bragg Hill RD (parcel 10-006.000), by Little Big Tomato, LLC, applicant and landowner of the contiguous lots. Application information to be reviewed under the Norwich Subdivision Regulations. Acres from 00 Bradley Hill RD, Map #11-037.100 to 255 Bradley Hill RD, #11-037.000.

Gray noted an apparent error in the applicant's materials: applicant's address written as "East Hampton, NH" rather than "East Hampton, NY." Katz said that would be corrected.

Bradley moved, Pitiger seconded a motion to accept into evidence exhibits A-1-5; carried unanimously.

Pitiger moved, Gray seconded a motion to accept into evidence exhibits ZA-1 and 2; carried unanimously.

Gray moved, Orenstein seconded a motion to accept into evidence exhibit IP-1; carried unanimously.

Katz presented the application as a merger of two contiguous parcels owned by the same persons, with no development proposed, no additional structures or utilities proposed. Albert Lee, applicant, noted that the property had been two lots, but there is only one house. The parcel without a house is taxed for a potential house site, and they wish to correct that situation through this merger.

Candace Nattie, 965 Bragg Hill Rd, present as an Interested Person and abutter, noted that ~50 acres are conserved, which can't be changed. The applicant confirmed that.

Gray moved, Bradley seconded a motion to grant a waiver for the Preliminary Plan Review and hear the application under Final Plan Review as provided for in the Norwich Subdivision Regulations Section 2.1(C) given that the necessary materials have been submitted; carried unanimously.

Katz noted that there is a new recorded deed describing the new parcel boundaries of the merged lots, recorded by the Norwich Town Clerk on March 18, 2024 – Book 244, Page 303. Gray moved, Orenstein seconded a motion to grant a waiver for the requirement to develop a new survey; motion carried unanimously.

Pitiger moved, McCabe seconded a motion to close the hearing at 7:23pm; motion carried unanimously.

Bradley moved, Gray seconded a motion to enter into deliberative session at 7:25 pm; motion carried unanimously.

7. Other Business: There was brief discussion of the discrepancy between town land maps and the VT Parcel Viewer.

8. Meeting Adjournment: McCabe moved, Rotman seconded a motion to adjourn. Motion carried unanimously; meeting adjourned at 7:39 pm.

Respectfully submitted,
Linda Gray
