

**TOWN OF NORWICH  
DEVELOPMENT REVIEW BOARD  
Minutes  
Thursday, April 24, 2025  
Tracy Hall and Zoom**

**Members present:** Patrick Bradley (chair), Don McCabe, Emily Myers, Alec Orenstein, Matthew Stuart

**Alternates present:** Barry Rotman, Elissa Close

**Members absent:** Sue Pitiger, Linda Gray

**Staff:** Steven True, Planning Director & Zoning Administrator

**Minute Taker:** Steven True

**Members of the Public:** Tom Colacchio, Bridget Colacchio, Marie Colacchio (via Zoom) Andrew Cliburn, Edwin Childs, Brad Ruderman, Victor Child, Louise Nunan-Taylor, Jeff Goodrich, Paul Doscher, Carmen McCampbell, Stuart, McCampbell

**1. Call to Order:** by Chair Bradley at 6:32 pm. Roll call of Board members.

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

**3. Minutes:** McCabe moved, Myers seconded a motion to approve March 20, 2025, minutes. Motion carried. Alec Orenstien abstained.

**4. Public Comment:** none.

**5. Announcements and Correspondence:** none.

**6. Public Hearings**

**6a Application #16BSUB25:** Final Plat review for a two-lot subdivision; Applicant(s): Thomas A. and Marie D. Colacchio; 44 Four Wheel Drive.

The chair opened the hearing at 6:36 by swearing in the applicants present and their representative. Rotman moved, Orenstein seconds to accept the exhibits into the record. Andrew Cliburn, speaking for the applicants, introduces the application, noting the presence of a development envelope that minimizes impacts to the area of steep slopes present on the east portion of the property.

The board reviews the application pursuant to Sections 3.03 to 3.10 under Article III of the Town's Subdivision regulations. The chair asks if there is anyone present from the public who has questions for the applicant, hearing none, asks for a motion to close the public hearing. Orenstein so moves, Don McCabe seconds. The motion carries unanimously, the public hearing is closed at 6:45.

**6b Application #11BSUB25:** Final Plat Review for a two-lot subdivision; Applicant(s): Victor B. and Mara Child; 1802 Turnpike Road.

The chair opened the hearing at 6:48 by swearing in the applicants present and their representative. McCabe moved, Rotman seconds to accept the exhibits into the record. Mr. Child

and Mr. Ruderman spoke to the application, noting that the applicant had secured a Vermont State Wastewater Systems and Potable Water Supplies Permit, and that Lot 2 of the proposed subdivision had received a wetland delineation.

Board members ask the applicants clarifying questions around proposed lighting. The applicant suggests mitigating excess light by using down-facing lights. The applicant is asked about the portion of lands on the property within the identified scenic resources overlay. The applicant notes that there was a house, which subsequently burned down, and barn which still stands within this area.

The chair asks if there is anyone present from the public who has questions for the applicant; Louise Nunan-Taylor, an abutter to the property, asked where the applicant was planning on building a new house. The applicant indicated that it would be on the footprint of the barn, and any additional accessory structures would be in the proposed development envelope. Abutting neighbor, Edwin Childs, introduced himself as a neighbor.

The board and applicant debated lot allotment with the applicant Mr. Child indicating that he would allot six (6) future lots to Lot 1 and five (5) to Lot 2.

The chair asks the board and members of the public if there are any further questions; hearing none, asks for a motion to close the public hearing. Myers so moves, Stuart seconds. The motion carries unanimously, the public hearing is closed at 7:18

**Application #13BSUB25:** Preliminary Plat Review and waiver request for a two-lot subdivision; Applicant(s): Carmen T. and Stuart McCampbell, Trustees of the Carmen T. McCampbell Living Trust; 225 Tilden Hill RD

The chair opened the hearing at 7:20 by swearing in the applicants present and their representative. Mr. Goodrich and Mr. McCampbell speak to the application, which requires a waiver of the Town's driveway requirements. The board reviews the plans submitted by the applicant. The board asks clarifying questions about protections for forest blocks, fire protection and drive way design. The applicants discuss the prior approval of a similar driveway on prior subdivision of the property. . The chair asks if there is anyone present from the public who has questions for the applicant, hearing none, asks for a motion to close the public hearing. Stuart so moves, Don McCabe seconds. The motion carries unanimously, the public hearing is closed at 7:52.

**7. Deliberative Session:** Bradley moved; Myers seconded a motion to enter deliberative session at 7:53; carried unanimously.

McCabe moved; Myers seconded a motion to return to public session at 8:16; carried unanimously.

**8. Zoning Administrator update:** Discussion of upcoming organizational meeting at the next regular meeting

**9. Other Business:** none

**10. Meeting Adjournment:** Bradley moved; McCabe seconded a motion to adjourn. Motion carried unanimously; meeting adjourned at 8:18 pm.

Respectfully submitted,  
Steven William True

**APPROVED 05-15-2025**

---