

MUNICIPAL OFFICES



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Development Review Board
Minutes for March 23, 2017

Roll call: Chair Smith, Vice Chair Donahue, Bright, Bailey and Brown standing in for Skinner. Public present were Scott Benoir, Frank and Nelita Pecora, J.C. Earle, Mary Doud, Kathleen Burroughs and Jennifer Canfield. The time was 7:05 PM.

Approval of minutes: A motion to approve the minutes of January 26, 2017 was made by Bailey and seconded by Bright. The motion passed with a **4-0-1** vote. Brown abstained.

Applications: JC Earle seeks Site Plan Approval for a renovation of the former Micro Biology Lab / Offices into a 4 unit, 1 bedroom each, Multifamily Dwelling. The property is located at 142 Gould Road in Northfield Falls. Mr. Earle presented his proposal and answered all questions the Board members had. Mary Doud was present to support Mr. Earle's proposal.

A motion to approve the Conditional Use for this property was made by Bailey and seconded by Brown. The motion passed **5-0-0**.

Jennifer Canfield seeks a Subdivision Approval for her property of 21.1 acres into an 8.5 acre lot and a 12.6 acre lot. The property is located at 705 Turkey Hill Road. Mrs. Canfield presented her proposal to the Board members. The 8.5 acre lot was to go to her Ex-husband and she would keep the 12.6 acre lot with the dwelling. Because the current regulations (Section 6.03; Conservation and Forestry District) require 10 acre lots, it was decided that a variance was needed. The Regulations that exist are to be replaced in the near future and the new Regulations only require 5 acre lots. The variance would allow a lot less than 10 acres under the present Regulations.

A motion for a Variance to allow the 8.5 acre lot with a small area of the Conservation Zone on it was made by Bailey and seconded by Bright. The motion passed **5-0-0**

A motion to approve the Subdivision of Jennifer Canfields' property was made by Bailey and seconded by Bright. The motion passed **5-0-0**.

Other Business: Scott Benoir talked about property in Northfield Falls now owned by Martin Daniels. The property had a fire that destroyed the building that was there. The building was removed so the lot is vacant of structures. Mr. Benoir was questioning what could be constructed on the property. There was discussion among the Board Members and with Mr. Benoir. It was decided that a proposal be brought forth by Mr. Benoir and presented to the Board. At that time a decision on the project could be rendered.

The members of the Board discussed the proposed new Regulations. There were several Sections of the Regulations discussed. Chair Smith stated he would make some suggested changes to the Regulations if he could get a working copy and share with the Members. Clerk Hatch will get a working copy for him and have it E-Mailed to him. The members were good with that.

Adjournment: Motion by Bailey to Adjourn. Motion passed **5-0-0**. The time was 8:32 PM.

These minutes are submitted by Stephen Hatch and are subject to approval at the next meeting; however, they are substantially correct.

Stephen Hatch
Zoning Administrator / DRB Clerk