

MUNICIPAL OFFICES



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Development Review Board Minutes for Meeting October 26, 2017

Roll Call: Present were Chairman Bill Smith, Colin Bright, Paul Brown and Tim Donahue. Stephen Hatch was present as Clerk. Public present were Brendan Coyne, Rob Townsend, Tom Goodrich, Laura Ranker and (arrived later) Robert Conniff. The time was 7:00 PM.

Approval of Minutes: A motion to approve the Minutes of October 26, 2017 as presented was made by Bright and seconded by Donahue. The vote was **3-0-1**. The motion passed. Brown abstained.

Applications:

Matt White requests a Conditional Use Approval to place a 10-foot by 20-foot lean-to on the rear of his building located at 779 Vermont Route 12 A. Matt was not able to attend this meeting, Hatch was representing Matt. Hatch had received notification from abutters Bock and Davidson that they had no problem with Matt's project. There was discussion about the project between the Board members and Hatch. All questions were answered. A motion to approve the request as presented was made by Donahue and seconded by Bright. The vote was **4-0-0**. The motion passed.

Brendan Coyne requests a Conditional Use Approval to renovate the Carriage Shed on his property at 114 South Main Street and create two (2) apartments, each having two (2) bedrooms. Coyne was present to represent his proposal. He spoke to the fact the building has heat and septic. His proposal is to have one apartment down stairs and one apartment upstairs. There are seven parking places in the yard and two spaces in the basement of the carriage. This is adequate to park the necessary number of vehicles. There was discussion between the Board members and Coyne. The Chairman spoke to concerns that Darleen Goodrich had about privacy. Coyne said he has been in contact with Darleen and would work that out with her as he had no intention of being a bad neighbor. A motion to approve the Conditional Use request as presented was made by Bright and seconded by Brown. The Vote was **4-0-0**. The motion passed.

Thomas Goodrich requests a Site Plan Approval to subdivide his property located on the North side of Old Mill Hill Road before the bridge that leads to Bailey Road. The property consists of: Lot 1, 5 acres +/-; Lot 2, 5 acres +/-; Lot 4, 23.2 acres +/- . Rob Townsend was present to represent Tom's request. Rob explained the size of the 2 lots (Lots 1 & 2) and why they were as they were. He further explained that lot 4 was the 4th lot of a subdivision on Vermont Route 64 that is now Glacier Valley Road. There are 3 lots with homes on Glacier Valley Road and Lot 4 is a lot created with that subdivision. That subdivision triggered Act 250 and that lot 4 was kept with its original lot number so as not to cause confusion with the Act 250 Board. Because of this, the lot 4 needs to go before Act 250 for State approval. Lora Ranker (Daughter of Robert Conniff) had questions about the lot of the subdivision across from Conniff's property. Rob answered them. There was interaction between Rob, Laura, the Board members and Robert Conniff (he had just arrived). Bright was concerned that the lots one and two wrapped around the one-acre lot with a house on it between them. Due to the lay of the land, that was the best that could be done. The land behind the house becomes very steep. There was more interaction with questions and answers. A motion to Approve the Site Plan as presented by Goodrich was made by Donahue and seconded by Brown. The vote was **3-1-0**. The motion passed. Bright voted against the motion.

Other Business: None.

Adjournment: A motion to Adjourn was made by Donahue. The vote was **4-0-0** to Adjourn. The time was 7:30 PM.

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

A handwritten signature in blue ink that reads "Hatch". The signature is stylized with a long horizontal flourish extending to the right.

Stephen Hatch
Zoning Administrator / DRB Clerk