

MUNICIPAL OFFICES



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Development Review Board Minutes for Meeting December 28, 2017

Roll Call: Present were Chairman Bill Smith, Colin Bright and Tim Donahue. Stephen Hatch was present as Clerk. Public present were Scott Sabol, Art Supplee, Roger Roux, Eric Gilman, Albert Borne and Stephen Fitzhugh. The time was 7:00 PM.

Approval of Minutes: The minutes for the November 30, 2017 meeting are not in the packets. A motion to table "Approval of Minutes" until later in the meeting so the Board can review the minutes and vote on them was made by Bright and seconded by Donahue. The vote was **3-0-0**. The motion was approved.

Applications: Mr. Supplee presented his request to subdivide his property at 1665 Rabbit Hollow Road. There were survey maps present that showed the requested subdivision. There was discussion between the Board members and Mr. Supplee. All the questions were answered to the satisfaction of the Board members. A motion to approve the Subdivision as presented was made by Bright and seconded by Donahue. The vote was **3-0-0**. The motion was approved. Mr. Supplee has his Subdivision.

Mr. Fitzhugh presented his request for a waiver (Section 2.11 of the Zoning regulations) of the set back of ten (10) feet to be reduced to five (5) feet so he could place a shed on his property. He explained the irregularity of the property and where the shed needed to be placed on the property. The shed will be 12 feet by 8 feet and does not need a permit as the it is under the 100-square foot building limit. There was discussion between Mr. Fitzhugh and the Board members. He answered all questions. A motion was made by Donahue to approve the request as presented, seconded by Bright. The vote was **3-0-0**. The motion was approved. Mr. Fitzhugh has his waiver.

Albert Borne and Eric Gilman are requesting a Site Plan Approval to have a Used Car Dealership at 1809 Berlin Pond Road. Roger Roux is the owner of 1809 Berlin Pond Road. His home is there and there is a large garage that has been permitted for repair work for 15 years. Borne and Gilman are using the garage and want to make that the base of operation. There will be no changes made to the building. They want to use the garage do repairs to the vehicles they are selling so they can present a quality product. The vehicles will be displayed in Middlesex at Borne's home. There will be no vehicles displayed at the Berlin Pond Road location. They have made application to the State for Dealer Plates and to be an Inspection Station. The garage will be the location of the Dealer Plates and of the State Inspection Station. There was discussion between the Board Members and Mr. Borne, Mr. Gilman and Mr. Roux. All questions were answered. A motion to approve the request as presented was made by Bright and seconded by Donahue. The vote was **3-0-0**. The motion was approved. Mr. Borne and Mr. Gilman may proceed with their project.

Approval of Minutes: A motion to approve the Minutes of November 30, 2017 as presented was made by Bright and seconded by Donahue. The vote was **3-0-0**. The motion passed.

Other Business: None.

Adjournment: A motion to Adjourn was made by Bright. The vote was 3-0-0 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 cursive script, appearing to read "S. Hatch".

Stephen Hatch
Zoning Administrator / DRB Clerk