

MUNICIPAL OFFICES



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Development Review Board Minutes for Meeting April 26, 2018

Roll Call: Present were Chairman Bill Smith, Colin Bright, Paul Brown and Tim Donahue. Stephen Hatch was present as Clerk. Public present were Ralph Hill, Jamie Peake, Jean Miguel Bariteau, Brian Nicoll, Eric Caswell, Everett Lyon and Mark Gerdes. The time was 7:00 PM.

Approval of Minutes: A motion to approve the Minutes of March 22, 2018 as presented was made by Brown and seconded by Donahue. The vote was **4-0-0**. The motion passed.

Applications: Ralph Hill presented his request to subdivide his property at 2660 Union Brook Road. There was conversation between the Board members and Ralph. The division was explained to the Board. There was no abutting property owners present. A motion to approve the Subdivision as presented was made by Bright and seconded by Brown. The vote was **4-0-0**. The motion passed. Mr. Hill had his Subdivision.

Brian Nicoll presented his request to Subdivide his property at 1162 West Hill Road. There was an explanation to Nicoll by Chairman Smith about an easement across Bariteau's land. The land

belonged to David and Roma Wheeler and they sold it to Bariteau with the easement so they could access the field beyond Bariteau. It only existed as long as David and Roma had the land. When the property changed hands, the easement was also gone. Bariteau was present to address the easement. Smith was David and Roma's lawyer and set the easement up. It did not go with the transfer of land. The easement should not be on the survey. It was and that was why the explanation to Nicoll. The survey will be changed to eliminate that easement. The subdivision uses West Hill Road to divide the land. The log cabin and land would be Lot 1, (123.1 acres with log cabin, shed, sugar house and garages) and the house and land on the other side of West Hill Road would be Lot 2, (69.4 acres and the house). Smith asked if there were any abutting property owners who wanted to speak about the request. Eric Caswell is an abutting property owner and spoke. He was there to make sure there was not going to be any houses build in the fields and introduced himself to Nicoll. All was good. Smith asked if there were any questions of the Board members. There were none. Smith asked if there was a motion on the Subdivision. A motion to approve the Subdivision as presented, with the caveat that the survey show no deeded ROW through Bariteau's property, was made by Bright and seconded by Donahue. The vote was **4-0-0**. The motion passed and Mr. Nicoll had his had his Subdivision.

Everett Lyon presented his request for a variance from the setback from the house to the road for his home at 56 Parsons Lane. The house does not meet the setback. He wants to add a garage on the South end of the house and a porch extension on the North end of the house. The additions comply with the side and rear lot line distances and does not decrease the setback between the house and the road. Lyon would like to extend the rear of the garage 3 feet so it is 40 feet long and change the roof line over the garage so it is the same as the roof line existing on the house. Mark Gerdes, the property owner on the North, was present and stated he has no problem with what Lyon is doing. Brown and Lyon talked about the roof over the garage and Lyon explained the change for follow the existing roof line. Brown made a motion to accept the request as presented with the garage being 40 feet long as opposed to the 37 feet 10 inches that is on the plan now, seconded by Donahue. The vote was **4-0-0**. The motion passed and Mr. Lyon had his variance.

The Town of Northfield has requested to place sign structures at the North and South ends of Northfield on Vermont Route 12

replacing the existing "Welcome to Northfield" signs. Jeff Shultz was to present project but was absent. There was discussion among the Board members. The placement of the sign structures would be in the same location as the existing signs. The applications were in order. Brown made a motion to accept the requests as presented, seconded by Donahue. The vote was **4-0-0**. The motion passed so the sign structures can be installed.

Other Business: None.

Adjournment: A motion to Adjourn was made by Donahue. The Adjourn time was 7:28 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", with a long horizontal flourish extending to the right.

Stephen Hatch
Zoning Administrator / DRB Clerk