

**Town of Northfield, Vermont
Development Review Board
Minutes of May 23, 2019**

ROLL CALL: Development Review Board Chair William Smith, Board members Colin Bright, Paul Brown, and Timothy Donahue III. Also present were David Ritzer (David Ritzer & Associates), Dexter Lefavour (Lefavour Engineering), Jenna Taylor, and Dena Dorman.

Chair Smith called the meeting to order at 7:02 p.m.

APPROVAL OF MINUTES. Motion by Board member Bright, seconded by Board member Donahue, to approve the minutes of April 25, 2019. **Motion passed 3-0-1, with Board member Brown abstaining.**

APPLICATION: Jenna Taylor and Dena Dorman seek subdivision approval for a two-lot subdivision at 1048 West Hill Road. The existing lot is 10.7 acres and the proposed lots are 5.07 acres and 5.0 acres.

Engineer Dexter Lefavour is assisting Ms. Dorman and Ms. Taylor with this proposal. As at the previous meeting, he is requesting DRB approval for a Planned Unit Development (PUD) on the parcel that would split it into two (2) separate one-structure lots. One would be eight (8) acres in size and the other two (2) acres. Mr. Lefavour understands this parcel cannot be subdivided in the conventional way as there is inadequate frontage. At the last meeting, there had been a question over whether this PUD would meet affordable housing requirements. After reviewing the local zoning regulations, Mr. Lefavour doesn't feel this stipulation is relevant in this instance. He feels this request meets both the letter and spirit of local PUD standards. Board member Bright feels PUDs were designed to allow for development in the more densely populated areas of the community. Mr. Lefavour noted one goal of the PUD standards is to preserve forest land, which he felt indicated PUDs also included rural development.

Chair Smith said the basic intent of this request is to allow putting two (2) separate structures on a single-lot parcel. He felt this would not conform to the condition of neighboring parcels so he doesn't feel comfortable approving this request at this time. There was a suggestion that the parcel could be divided into two five-acre lots should a variance for frontage be provided. Board member Bright would favor a lot line adjustment, which could be handled by the Zoning Administrator. Board member Donahue would prefer granting the frontage variance rather than open the door for many PUD lots along the backroads. Board member Bright would not oppose granting a variance provided a survey map is provided. Board member Brown also favors a variance with proper documentation. Chair Smith suggested granting preliminary approval for the variance tonight with the stipulation that a professional survey be provided within a certain time frame. Mr. Lefavour recommended ninety (90) days as the limit.

Motion by Board member Donahue, seconded by Board member Bright, to deny the PUD request for this parcel. **Motion passed 4-0-0.** Motion by Board member Brown, seconded by Board member Donahue, to grant preliminary approval to providing a frontage variance and a subdivision of this parcel into two (2) five-acre lots. Final approval is contingent on a professional parcel survey being provided within ninety (90) days. **Motion passed 4-0-0.**

APPLICATION: David Ritzer and Associates seek a waiver to construct a 20' x 28' garage within 10 feet of the side property line on the property at 55 Stagecoach Road. The property is zoned Medium Density Residential.

Mr. Ritzer is here tonight to present this request on behalf of the property owners (Raymond and Rosemarie Pelletier). He noted this waiver would meet neighborhood standards as the house and garage set across the street had a similar configuration. It was noted the trees along the affected property line would not be disturbed by construction of the new garage and there have been no objections from neighboring property owners. Chair Smith then read the three (3) conditions for granting such a waiver. He felt this request met all of them. Motion by Board member Donahue, seconded by Board member Brown, to approve the requested waiver, which would be twenty-two feet (22') from the road center and five feet (5') from the property line. **Motion passed 4-0-0.**

ADJOURNMENT: Motion by Board member Donahue, seconded by Board member Bright, to adjourn. **Motion passed 4-0-0.**

The Board adjourned at 7:56 p.m.

Respectfully submitted,

Kenneth L. McCann

Kenneth L. McCann, Acting Clerk

An audio recording of this meeting is available in the Zoning Administrator's Office.

These minutes are subject to approval at the next regular DRB meeting.