

Town of Northfield, Vermont Development Review Board Minutes of July 23, 2020

ROLL CALL: Board members William Smith, Timothy Donahue III, Colin Bright and Steve Davis were present. Paul Brown was absent. Also present were DRB Clerk Mitch Osiecki along with several members of the public: Courtney Tabor (Four Season Care Home), Ashley Hudson (also Four Season Care Home), Tom Clifford (Applicant), Lauren Howard, Earl Eberhardt (United Methodist Church), David Pierson (Masonic Lodge), Frank Piazza, Mary Denny, and Norbert Auger (Northfield Country Club).

Chair Smith called the meeting to order at 7:01 p.m.

INTRODUCTIONS: Members of the DRB introduced themselves. Clerk/ZA Osiecki did likewise, as did the members of the public who joined the meeting

MINUTES: Motion by Bright, seconded by Davis to approve minutes of June 25. **Motion passed 4-0-1.**

APPLICATION: Courtney Tabor presented a proposal on behalf of Four Seasons Care Home to update the sign in front of the facility. The proposed sign will be double-sided and perpendicular to the street, with modest, downcast lighting.

Bright moved to approve; Donahue seconded. **Motion passed 4-0-1.**

APPLICATION: Norbert Auger presented a proposal on behalf of the Northfield Country Club to construct an L-shaped deck addition to the south end of the clubhouse.

In response to a question, the clarification was made that a zoning permit is good for two years from the date of issue.

No other questions or concerns were raised.

Motion by Donahue to approve; Davis seconded. **Motion passed 4-0-1.**

APPLICATION: Bill Chesbrough, a wastewater engineer working on this project with applicant Rick Bell, presented a proposal to create a 4-lot subdivision of an 89-acre (more or less) parcel of land owned by Gretchen Ellis and Eliza Walthers on Bean Road.

Abutting landowner Frank Piazza expressed curiosity about the proximity of any new well to his property. Bill explained that the two proposed lots nearest the Piazza property are already developed; one with a single-family dwelling and the other with a seasonal camp. The two undeveloped lots are far from the Piazza property and drilling wells for those lots will have no adverse impact. Frank asked to clarify that lot #2 would have no new septic system. Response: correct, and cabin is in excess of 350 feet from Piazza lot line.

Frank asked to be kept in the loop as to future development of the two undeveloped lots. Bill replied that they would do that.

No further questions.

Motion by Bright to approve; seconded by Donahue. **Motion passed 4-0-1.**

APPLICATION: Tom Clifford presented a proposal to subdivide his property at 965 South Main Street. The purpose of the subdivision is to separate The Elizabethan Bed & Breakfast from the dwelling at the back of the lot (they are currently connected via a breezeway). Tom and his wife plan to sell the lot with the B&B and retain their home.

As part of this proposal, Tom also seeks a waiver of setbacks for the two structures (the structures will both be 5-10 feet from the proposed boundary).

Tom explained that he has met with town manager Jeff Schulz and Patrick DeMasi of Dept of Public Works about connecting both sites to municipal sewer.

Lauren Howard asks if proposed boundary separating the two properties will run essentially North-South? That is correct.

Tom Clifford's request is for a 2-lot subdivision for purposes of separating Bed & Breakfast from his dwelling, along with a waiver of setbacks for those two structures, as they won't quite satisfy 10-foot setback from lot lines.

Bright asks that Rob Townsend (surveyor working on this project) be advised that DRB would like complete site plan at time of application, and that amended site plans not be delivered shortly before hearings.

Bill agrees with the request and will communicate as much to Rob.

Motion by Davis to approve; seconded by Donahue.

Discussion: Tim asks for clarification that both proposed lots are in compliance with zoning standards. They are; minimum lot size in this district is 0.25 acres, if on municipal sewer.

Bright proposes a friendly amendment that subdivision approval be conditional on an updated site plan showing the pump station location and connections to municipal sewer.

Motion by Davis to approve subdivision and waiver of setbacks, along with Bright's amendment that approval is conditional on an updated site plan showing pump station location and connections to municipal sewer. Seconded by Donahue. **Motion passed, 4-0-1.**

ADJOURNMENT: Davis moved to adjourn; Bright seconded. **Motion passed 4-0-1.**

Meeting adjourned at 7:36 pm.

Respectfully submitted,

Mitch Osiecki

Mitch Osiecki, DRB 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.