

# Town of Northfield, Vermont

## Development Review Board

### Minutes of October 22, 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 applicants Heidi Passalacqua and Darlene Stone. Chair Smith called the meeting to order at 7:02 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.

**ADJUSTMENT TO AGENDA:** Charlie Morse emailed the Zoning office today and advised that he was withdrawing his application for a conditional use permit. The Farmer's Market had applied for a grant to support their proposed winter-season market, but as their grant request was not approved, they will not be moving forward with the project at this time.

**MINUTES:** Motion by Donahue to approve minutes of August 27; seconded by Davis. **Motion passed 3-0-1** (Bright absent). Motion Bright to approve minutes of September 24; seconded by Davis. **Motion passed 3-0-1** (Smith absent).

**APPLICATION:** Heidi Passalacqua presented a proposal for a sign at the family vineyard on Winch Hill Road. They do not have a final sign design yet, but they are planning on a tasteful, wood sign similar to town welcome signs.

Although current design is not a lighted sign, applicant requests that approval allows for modest illumination, to spare the time and expense of coming back to the DRB with another sign permit request. Clarifies that, if an illuminated design is chosen, it will be modest lighting, coming on at dusk and off in the morning.

No further questions or concerns were raised by the DRB.

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

**APPLICATION:** Darlene Stone presented a proposal to replace the existing sign at the Margaret Holland Inn. The existing sign is quite old and in need of an upgrade. Applicant does not have a final design yet, but is working with a company is Stowe. Anticipating a sign similar in style to Barr Hill in Montpelier. Applicant anticipates the sign will include modest, downcast illumination.

Smith discloses that he's done legal work for Darlene in the past, but unrelated to the current application and feels he can maintain objectivity.

No further questions from the DRB or interested parties.

Bright moved to approve as presented; Davis seconded. **Motion passed 4-0.**

#### **OTHER BUSINESS:**

ZA Osiecki advised the DRB that the Planning Commission is at the beginning stages of a project to undertake an update of zoning regulations. This project will more likely be ongoing through 2021 and beyond, and will seek input from many individuals and volunteer bodies with insights and interest in the town's zoning bylaws.

At some point the PC will be looking for feedback from the DRB as to areas of the zoning regulations that would benefit from updates.

Bright advised checking with the VLCT for guidance on state statutes that may have changed since previous zoning regulations were adopted. The Department of Environmental Conservation (DEC) might also be a good resource.

Mitch also commented that at a future meeting, he might wish to briefly discuss a conditional use permit for used cars sales granted to North Main Service, Inc. in 2015. North Main Service operates an automotive repair business on the Northern entrance to Northfield Village. The zoning office gets regular questions as to what specific business practices are approved for that business. It seems to conduct automotive repair, but also appears that it could be operating a salvage yard and scrap metal recycling. Those business likely predate Northfield Zoning regulations and could be grandfathered uses. A comment was offered that the state has oversight over salvage yards and that DEC might be the appropriate body to contact.

**NEXT MEETING:** The next scheduled meeting of the DRB will be Thursday, December 3, if needed. Because of the holiday calendar, the usual November and December meetings are combined into a single meeting on the first Thursday of December.

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

Meeting adjourned at 7:30 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.