

**TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of June 27, 2024**

**7:00 pm at Brown Public Library Community Room
(also available remotely via Town ZOOM Account)**

The meeting was called to order at 7:00 pm by Chair Bill Smith.

Roll Call: Present for the meeting were DRB members William Smith, Joel DeLary, Larry Garland, and Kevin Pecor. DRB member Tim Donahue was absent.

Others present were Mitch Osiecki, ZA & DRB Clerk; Kevin McCurdy (applicant); Paul Brown (applicant); and James Weiss & Amy Woodward (abutting property owners of Paul Brown). All attendees were present at the Community Room, except James Weiss & Amy Woodward, who participated remotely via Zoom.

Approval of Minutes: Joel DeLary moved to approve the minutes of May 23, 2024. Larry Garland seconded. **Vote to approve: 3-0-1 (Kevin Pecor abstained).**

Permit #2024-26: Waiver of Setback Standards for Kevin Pecor (property at 4408 VT RTE 12A)

Kevin Pecor presented his application requesting a waiver of setbacks for the purpose of adding a small porch on the front of his house at 4408 VT Route 12A. Kevin explained that the planned porch would encroach about two feet into the 45-foot setback from Route 12A.

No further questions were offered from the DRB or any abutting property owners.

Motion: Larry Garland moved to approve the application as presented; Joel DeLary seconded.
Vote to approve: 4-0.

Permit #2024-38: Subdivision request from Paul Brown (115 Washbowl Road)

Paul Brown presented his application seeking a subdivision of his property at 115 Washbowl Road.

Paul noted that the subdivision proposed will create two lots. One lot will be approximately 10.88 acres and will include an existing single-family dwelling; the second lot will be approximately 9.32 acres and is currently undeveloped. No development of the second lot is proposed at this time, but a single-family dwelling may be proposed in the future.

Paul added that due to the layout of his lot, access to Lot #2 will be granted via a permanent driveway easement across Lot #1.

Amy Woodward and James Weiss introduced themselves. They expressed no concerns about the proposed subdivision but have joined the hearing to gain clarity regarding the proposal.

No further questions were offered from the DRB or any abutting property owners.

Motion: Kevin Pecor moved to approve the application as presented; Larry Garland seconded.

Vote to approve: 4-0.

Other Business

Mitch made a brief ZA report.

He noted that the Select Board approved a final draft of updated zoning regulations on June 25. Per state statute, the new regulations take effect 15 days after approval -- July 10, 2024. Print copies of the new regulations are available for anyone wishing one. A pdf of the new regulations will be posted on the town web site in the coming days.

Mitch added that efforts are continuing to recruit one or two "alternate" DRB members who can fill in due to either an absence or the need for a regular DRB member needing to recuse themselves from a particular application. Mitch is cautiously optimistic that a name can be submitted to the Select Board for consideration at their next meeting on July 9.

Next Meeting: July 25, 2024, at 7:00 pm.

Adjournment: Joel DeLary moved to adjourn.

The meeting was adjourned at 7:21 pm.

A video of the DRB Meeting is available on YouTube at this link:

<https://youtu.be/b4g7UAz6kMQ>