

**TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of February 24, 2022**

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

The meeting was called to order at 7:02 pm by Vice-Chair Tim Donahue.

Roll Call: Present for the meeting were DRB members Tim Donahue, Paul Brown, Steve Davis, and Larry Garland. Also present was ZA & DRB Clerk Mitch Osiecki. DRB members William Smith and Steve Davis were absent. Participating in the meeting remotely were Will Eberle (applicant), Stephen Fitzhugh and Cindy Cruikshank (both abutting landowners).

Approval of Minutes: Paul Brown moved to approve the minutes of January 27, 2022. Larry Garland seconded. **Vote to approve: 3-0-0.**

Conditional Use Permit (Accessory Dwelling Unit) and Home Occupation Will Eberle

Will Eberle has applied for a permit to construct an accessory dwelling (tiny home) on his property at 59 Elm Street. He intends to use the accessory dwelling as a short-term rental business through AirBNB.

Mitch explained to the DRB that, because the proposed accessory dwelling is a new structure rather than a portion of an existing structure, zoning regulations require that approval be granted by the DRB as a conditional use. The proposed short-term rental business is also considered a home occupation under current regulations.

Will Eberle described the structure he proposes to build. Structure will be 880 square feet and will include a small office and a bathroom.

Question from Larry Garland: how will access to the building be arranged?

Response: access and parking will be off an existing driveway. Will also added that he will have a separate water and sewer connection to the accessory dwelling.

Question from Steve Fitzhugh: Does proposed structure meet size restrictions of an ADU?

Response: Current state statute limits an ADU to the larger of 900 square feet or 30% of the floor space of the principal dwelling. The proposed ADU will be in compliance.

Abutter Cindy Cruikshank had no questions or comments.

Comment from Paul Brown: Spoke favorably of the ADU model. They are consistent with goals articulated in the Town Plan and provide much-needed flexibility with respect to alternative housing options.

No further questions or comments from DRB members or members of the public.

Motion: Paul Brown moved to approve the permits as presented. Larry Garland seconded. **Vote to approve: 3-0-0.**

Other Business

Mitch advised the DRB the building formerly owned by Hill-Martin Corporation on Water Street has been sold. It appears that the new owner plans to operate a trash drop and metal recycling service, and has been advised that they will need to get conditional use approval from the DRB. No application has been received as yet.

Next Meeting: March 24, 2022 at 7:00 pm.

Adjournment: Paul Brown moved to adjourn; Larry Garland seconded. **Motion carried, 3-0-0.**

Meeting adjourned at 7:40 pm.