

**TOWN OF NORTHFIELD, VERMONT  
DEVELOPMENT REVIEW BOARD  
Minutes of September 26, 2023**

**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 Chair Bill Smith.

**Roll Call:** Present for the meeting were DRB members Bill Smith, Joel DeLary, and Kevin Pecor. Tim Donahue was absent. Also present was ZA & DRB Clerk Mitch Osiecki and several interested parties: Sharron Prairie and Michael Prairie, representing St. Mary’s Church (abutting property owner of 151 South Main St property); Ashley Hudson and Ramon Hudson, representing Four Seasons Care Home (abutting property of 151 South Main St property); Steve Korrow and Kristy Korrow, representing Kenyon’s Hardware (abutting property of Wesco/Champlain Farms store at 73 North Main St).

Also in attendance via Zoom account were Phil Susman and Jeanie Susman, also representing St Mary’s Church.

**Approval of Minutes:** Kevin Pecor moved to approve the minutes of August 22, 2024. Joel DeLary seconded. **Vote to approve: 3-0.**

**Permit #2024-49 (Site Plan review) for South Main St Apartments – tabled from August**

Mitch noted that applicants have supplied via email a sketch parking plan for their property that purports to allow for the required 15 on-site parking spaces. Unfortunately, no representative for the applicant was able to attend tonight’s meeting to respond to questions.

Bill Smith expressed concern that the proposed parking plan is insufficient, noting that several of the angled parking spaces allow insufficient room for traffic flow. He also has concerns that the proposed spaces will be insufficient in winter when snow removal will be a concern.

Bill suggested that Mitch schedule a meeting with the applicant before the next DRB meeting to come up with alternate parking plan. Bill noted that there he believes there is some on-street parking available near enough to the property that it could provide some of the facility’s parking needs.

Ashley Hudson commented that she shares concerns that the proposed parking plan will create congestion at the Four Seasons Care Home.

Joel DeLary concurred. He also expressed concern that snow and ice during winter would render some of the parking spaces unavailable. He also questioned whether there would be sufficient room for fire/EMS personnel to easily navigate the area.

Jeanne Susman commented that St. Mary's would like to support the proposed project. But the church does not want to find itself in the business of regulating parking issues.

Hearing tabled until October.

### **Wesco/Champlain Farms at 73 North Main Street**

#### **Permit #2024-56 (Conditional Use review)**

#### **Permit #2024-57 (Site Plan review)**

Mitch reported that the property abuts the Dog River and lies within the Town Special Flood Hazard Area. As a result, the site needs to be reviewed by the ANR before the DRB is able to approve any permits.

Mitch has shared copies of the application materials with Ned Swanberg, Regional Floodplain manager for the ANR. Ned has requested that Mitch schedule a site visit with Ned, Mitch, and David Simendinger (applicant).

Mitch will work with the ANR to complete this review as soon as possible and get these applications back before the DRB.

Review tabled pending ANR Review.

### **Other Business**

Mitch reported that there are a couple of other projects in the pipeline that will likely come before the DRB in the coming months.

Mitch is continuing efforts to recruit volunteers to fully staff the DRB, including the appointment of one or two alternates to fill in when there are planned absences or recusals due to conflicts of interest.

**Next Meeting:** October 26, 2024 at 7:00 pm.

**Adjournment:** Joel DeLary moved to adjourn; Kevin Pecor seconded. **Motion carried, 3-0.**

Meeting adjourned at 7:19 pm.