

**TOWN OF NORTHFIELD, VERMONT  
DEVELOPMENT REVIEW BOARD  
Minutes of April 27, 2023**

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

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

**Roll Call:** Present for the meeting were DRB members William Smith, Tim Donahue, Steve Davis, and Larry Garland along with ZA & DRB Clerk Mitch Osiecki. DRB member Joel Delary was absent. Also present: Rob Townsend (American Consulting Engineers), representing Unni Lindefjeldt; Steve Korow (applicant); Rob Korow (applicant); and Kevin Camisa (H & T Properties); and Justin Holmes (representing Jeremy Drown).

**Approval of Minutes:** Tim Donahue moved to approve the minutes of March 23, 2023. Steve Davis seconded. **Vote to approve: 4-0.**

**Subdivision for Unni Lindefjeldt**

Rob Townsend of American Consulting Engineers presented the application. The proposal is to divide a lot of approximately 25 acres nearly in half. Rob Townsend presented an updated sketch plan like that included in the original application but including details of a proposed wastewater system.

Mitch commented that the existing lot includes a farmhouse with access via Tracy Hill Road. He noted that the proposed lot will have ample road frontage on Bull Run Road. There is an old farm access road that is the site of the proposed driveway. Mitch has spoken to Road Foreman Trent Tucker, who advises that a driveway permit will be required, since a culvert will have to be added.

There were no additional questions from the DRB or members of the public.

**Motion:** Tim Donahue moved approve the application with the condition that a driveway permit is secured; Larry Garland seconded.

**Vote to approve: 4-0-0.**

Bill Smith recused himself from the next two agenda items, as he is providing legal counsel to parties relating to these matters. Vice-chair Tim Donahue led the hearing during consideration of these items.

### **Subdivision for Jeremy Drown**

Justin Holmes of Pinnacle Engineering presented details of the proposed subdivision of the former Barry Chouinard lot at the corner of Water and North Main Streets.

Justin noted that the deed for the northern-most lot, usually referenced as 147 North Main Street, will include language granting access via driveway easement across the other lot (usually referred to as 22 Water Street).

Mitch noted that since neither property has access via North Main Street, the State E-911 Board may require that both lots be assigned Water Street addresses.

Mitch also noted erroneous language in the current zoning regulations, which specifies a minimum lot size of 0.5 acres *per dwelling unit* (rather than *per principal structure*).

Larry Garland asked about the ownership of a small shed on the lot. Kevin Camisa responded that the shed will be removed.

There were no additional questions from the DRB or any abutting property owners.

**Motion:** Steve Davis moved to approve the application as presented; Larry Garland seconded.

**Vote to approve: 3-0-1 (Smith abstained).**

### **Conditional Use for Rob Korrow**

Rob Korrow presented details of his conditional use permit for the building referenced as 147 North Main Street. Plans are to relocate some of the operations of Gillespie Fuels from the Stony Brook Road site to this facility. Activities envisioned at this location include vehicle maintenance, storage (parts and equipment only), and some business off staff.

There will be no fuel storage at this location. There are no plans for any customers to visit this site.

There were no additional questions from the DRB, or from any abutting property owner.

**Motion:** Steve Davis moved to approve the application as presented; Larry Garland seconded.

**Vote to approve: 3-0-1 (Smith abstained).**

### **Other Business**

Mitch advised the DRB of a few items of interest, including:

- Some zoning fees will be increasing effective July 1. New fees were published in the annual report and on the town website. Will post notices on Front Porch Forum in coming the weeks.

- The Planning Commission is in the process of revising current zoning regulations. A nearly final draft should be available shortly. Mitch will provide copies of that document to any DRB member interested in this.
- The Town of Northfield has posted a notice seeking residents interested in serving as alternates on the DRB. Regulations permit this, and since we've only narrowly achieved a quorum at a couple of recent hearings (tonight included), it seems prudent to develop a pool of people able to fill in when needed.
- Michael Delary received approval for a two-lot subdivision of land belonging to David Carrol in October 2022. State law requires that a final survey plat be recorded in town land records within 180 days of approval of a subdivision. The deadline for recording the survey plat lapsed on Wednesday, April 26. By law, that subdivision is null and void. Mitch will advise Michael Delary that he will need to re-apply for this subdivision.
- Steve Davis had asked about the need for a conditional use permit for Casella, who has taken over recycling operations at the town transfer station. Mitch discussed this with manager Jeff Schulz. Because this is a continuation of a permitted use, DRB approval is not required. Mitch noted that this is consistent with another recent situation. When Homer Smith took over Scotty B's trash drop behind the police station, no new conditional use approval was required. Mitch noted that Casella does have a sign, and he will ensure that a sign permit is secured.

**Next Meeting:** Thursday, May 25, 2023, at 7:00 pm.

**Adjournment:** Tim Donahue moved to adjourn; Steve Davis seconded. **Motion carried, 4-0.**

Meeting adjourned at 7:28 pm.