

TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of October 23, 2025

The meeting was held in the Community Room of the Brown Public Library and was also streamed via the Town Zoom account for the benefit of those unable to attend in person.

The meeting was called to order at 7:00 pm.

Roll Call: DRB members Bill Smith, Joel DeLary, and Elroy Hill were present. Brian Massey and Kevin Pecor were absent. Clerk Mitch Osiecki was also present. Also in attendance were Charlie Love (legal guardian & applicant representing Frank Piazza); Paul Simoneau (applicant); Ray Payette (abutting property owner of F. Piazza); Steve Korrow (abutting property owner of F. Pizza); Chelsea Withrow (representing Ray Payette), and Kristi Partlow (interested party).

Charlie Love joined the meeting remotely via Zoom; all other meeting participants were physically present in the Community Room.

Approval of Minutes

Motion: Joel DeLary moved to approve minutes of July 24. Elroy Hill seconded.

Vote to approve: 3-0.

Permit #2025-68 – Subdivision (2 new lots) for Frank Piazza.

Charlie Love, acting in his capacity as legal guardian for Frank Piazza, presented the application. The applicant proposes subdividing the existing parcel of some 94.5 acres into three lots of similar sizes. The applicant stated that they anticipate each lot will be approximately 31.5 acres, and that each lot will be at least 27 acres.

One lot will include an existing dwelling. It is anticipated that the other two lots will be offered for sale and that each will eventually be developed with a single-family dwelling.

There were no questions from any DRB members.

Question from abutting property owner Ray Payette: What uses of the property are allowed under zoning regulations? Mitch responded that the area is Low Density Residential, meaning that residential uses (lots of at least five acres) or agricultural uses are the primary uses allowed.

Mitch noted that a one-lot subdivision was previously approved for this property, but an anticipated sale of the new lot was never executed. The subdivision proposed by the permit under consideration will be considered an amendment to the previously approved subdivision.

The proposed subdivision will easily exceed the required minimum lot size of 5 acres. The proposed lots will also have sufficient road frontage.

There were no further questions from DRB members or any interested parties.

Motion: Joel DeLary moved to approve the application as presented. Elroy Hill seconded.

Vote to approve: 3-0. Motion carried.

Mitch noted that with the project approved, the applicant will be required to record a final survey plat of the subdivision in the Town Land Records within 180 days. Failure to record the survey plat in a timely manner will cause the approved subdivision to be declared null and void. Mitch will work with the applicant to ensure the survey plat is recorded on time.

Permit #2025-75 – Site Plan Review for Paul Simoneau d/b/a Central VT Rentals.

Paul Simoneau presented his application, which is a modification of Permit #2025-15, which proposed the addition of eight (8) dwelling units to the property at 310 North Main Street. Permit #2025-15 was approved by the DRB on April 24, 2025.

The applicant seeks approval to add up to 12 additional dwelling units to this property for a maximum of 20 dwelling units.

Joel DeLary expressed concern about the availability of sufficient parking.

Paul Simoneau responded that he is in the process of executing a lot line adjustment with an abutting property owner that will provide space for the additional parking he needs. Paul has submitted a revised parking plan along with his permit application.

Paul noted that he also intends to install a safety barrier along a deep ditch leading to the parking area for safety.

Joel noted that the sketch plan indicates plans for a couple of two-BR units and asked if those units will require extra parking. Paul responded that his lease agreement will specify one parking space per dwelling unit, ensuring ample parking for all tenants.

There were no other questions from the DRB. No other attendees raised any concerns.

Motion: Joel DeLary moved to approve the application as presented. Elroy Hill seconded.

Vote to approve: 3-0. Motion carried.

Paul Simoneau raised a question about a catch basin abutting his structure and wondered if he is allowed to drain stormwater into the catch basin.

Mitch responded that this is not a question for the DRB to answer. Mitch will direct Paul to either the Town Manager or the Public Works crew but offered to work with Paul to get a prompt answer.

Other Business

Mitch provided another round of updates on ongoing projects and zoning issues.

Next Meeting: Thursday, Dec 4 at 7:00.

As usual, the DRB will combine its November & December meetings into a single meeting on the first Thursday of December.

Adjournment

Motion: Joel DeLary moved to adjourn. Elroy Hill seconded.

Vote to approve: 3-0.

Meeting adjourned at 7:30 pm.

A recording of this meeting can be viewed at this link: (Coming Soon)