

**TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of December 1, 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 Chair Bill Smith.

Roll Call: Present for the meeting were DRB members Bill Smith, Tim Donahue, Paul Brown, Steve Davis, and Larry Garland. Also present were ZA & DRB Clerk Mitch Osiecki; Lesley Frost & Brett Musick (applicants), Kevin Farrington (applicant), Elizabeth Redmond (abutter to Frost), Elizabeth Clark (representative for Kevin Farrington), and Nancy Peck (Clark Road resident).

Approval of Minutes:

Motion: Tim Donahue moved to approve minutes of October 27; Paul Brown seconded.

Vote to approve: 5-0.

Home Occupation for Lesley Frost (341 South Main Street)

Lesley Frost made a brief presentation describing her business practice. She designs orthodontics. She conducts her practice on a computer in a home office. She does not see any clients in her home. This home occupation will have no noticeable impact on the neighborhood.

A neighbor, Elizabeth Redmond, stated that she has no concerns about the proposed home occupation.

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

Motion: Paul Brown moved to approve the application as presented; Steve Davis seconded.

Vote to approve: 5-0-0.

Sign Permit for DS Café (15 North Main Street)

Mitch advised that no representative is present to answer questions.

Tabled until January.

Site Plan Review (Kevin & Laura Farrington)

Mitch advised that he has several updates to issues raised at last month's DRB meeting regarding this project:

- A final survey plat for the subdivision approved in May was required to be recorded no later than November 23, 2022. The survey plat was recorded on November 22.
- Rob Townsend, the engineer working on the septic design, has shared with the DRB a preliminary sketch plan of the septic system (final approval of that design has not yet been granted by the DEC).
- Members had noted ongoing construction on this site for which zoning approval had not yet been sought. A zoning permit has now been issued for the construction that is underway.

Mitch added that, with the recording of the final survey plat, the necessary steps for creating a subdivision have been satisfied. The final step needed is for the Farrington's record the transfer of land from Reiss Watters to themselves. Mitch stated that he had advised the Farrington's to consult an attorney about the proper way to execute this transfer.

Eventually, the Farrington's will need to submit a permit application in order to construct or site a dwelling on this property.

Nancy Peck, resident of Clark Road, spoke to express concerns about people living on this site.

Mitch noted that he has issued a Notice of Violation for this situation. The violation will have to be resolved before the Farrington's are able to complete the land transfer.

Mitch suggested to the DRB that if they approve the Farrington's site plan, approval should be contingent on DEC approval of the wastewater permit.

Members of the DRB had no further questions about the site plan application.

Motion: Steve Davis moved to approve the site plan as presented, subject to approval of the wastewater permit. Larry Garland seconded.

Vote to approve: 5-0-0.

Next Meeting: January 26, 2023 at 7:00 pm.

Adjournment: Paul Brown moved to adjourn; Tim Donahue seconded.

Motion carried, 5-0-0.

Meeting adjourned at 7:35 pm.