

**TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of January 27, 2022**

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

The meeting was called to order at 7:03 pm by Chair Bill Smith.

Roll Call: Present for the meeting were DRB members William Smith, Tim Donahue, Paul Brown, Steve Davis, and Larry Garland. Also present was ZA & DRB Clerk Mitch Osiecki. Participating in the meeting remotely were applicants Julie Goodrich, Lauren Wobby, and Sayad Kazmi.

Approval of Minutes: Paul Brown moved to approve the minutes of December 2, 2021. Tim Donahue seconded. **Vote to approve: 4-0-1 (Garland abstained).**

Sign Permit for United Methodist Church

Lauren Wobby has applied for approval to replace and update the sign at the Northfield United Methodist Church, located at 152 South Main Street. Lauren explained that the new sign will be of very similar size as the existing sign. The location will also be very close to the existing location. Lauren added that in the original application, the church had described the possibility of modest illumination. Mitch has advised that current zoning regulations would allow the sign to be illuminated only when evening services are conducted – essentially, only when the church is “open to the public.” The church withdraws the request that the sign be illuminated.

Question from Bill Smith: Will the sign be oriented perpendicular or parallel to the street?

Response: Parallel to the street, as it is now.

No further questions from the DRB. No other parties present with questions.

Motion: Paul Brown moved to approve the sign as presented, with the understanding that the sign will not be illuminated. Tim Donahue seconded. **Vote to approve: 5-0-0.**

Sign Permit for Convenience Plus Redemption & Deli/Citgo Station

Sayad Kazmi has applied for approval for a free-standing, sandwich board-type sign to advertise the deli at Convenience Plus Redemption & Deli, located at 438 North Main Street.

Sayad Kazmi had no further information to add in support of his application. Mitch advised the DRB that Sayad is aware that zoning regulations require that temporary signs of this sort are required to be brought inside at the close of business each day.

No further questions from the DRB, and no comments from public.

Motion: Tim Donahue moved to approve as presented. Paul Brown seconded. **Vote to approve: 5-0-0.**

Conditional Use Permit for George & Julie Goodrich

George & Julie Goodrich have constructed a previously-approved garage with a loft apartment on their property located at 390 Honeysuckle Terrace. They have recently applied for approval to construct a single-family dwelling at this same location.

Approval of the new construction requires that the existing apartment be reclassified as an accessory dwelling unit. Because of ambiguity in zoning regulations, it's not clear that the ZA has the authority to make this determination. Out of an abundance of caution, Mitch has referred this matter to the DRB.

Mitch advised that the existing dwelling unit meets the requirements of an Accessory Dwelling Unit (ADU), specifically it is less than 900 square feet.

Julie added that this project was anticipated when the original apartment was constructed and the septic system and well were engineered to provide adequate capacity for both structures.

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

Motion: Paul Brown moved to approve as presented. Steve Davis seconded. **Vote to approve: 4-0-1 (Bill Smith has provided legal services for the Goodrich's and recused himself).**

Other Business

Mitch advised the DRB that zoning fees have not been updated in several years and he is the process of coming up with a recommendation to present to the Select Board in the next month or so. Will confer with Bill Smith in advance of the DRB's February meeting.

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

Adjournment: Steve Davis moved to adjourn; Paul Brown seconded. **Motion carried, 5-0-0..**

Meeting adjourned at 7:25 pm.