

**TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of March 28, 2024**

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

The meeting was called to order at 7:06 pm by Chair Bill Smith.

Roll Call: Present for the meeting were DRB members William Smith, Steve Davis, Joel DeLary, and Larry Garland. DRB member Tim Donahue was absent.

Others present were Mitch Osiecki, ZA & DRB Clerk; Jeff Stark (applicant); Robert Korrow (applicant); Steve Korrow (applicant); Mark & Reba Korban (abutting property owner). All attendees were present at the Community Room.

Approval of Minutes: Steve Davis moved to approve the minutes of Feb 22, 2024. Larry Garland seconded. **Vote to approve: 4-0.**

Permit #2024-09 Subdivision Permit for Old Forge Properties (89 Gould Road)

Jeff Stark, representing Old Forge Properties, presented the application for a proposed subdivision of a property on Gould Road.

Bill Smith noted that the survey sketch plan shows both lots are slightly larger than stated on the original subdivision application.

The survey sketch plan shows the correct parcel sizes. The original application was based on an incorrect parcel size.

No further questions from the DRB or any abutting property owners.

Motion: Joel DeLary moved to approve the application as presented; Steve Davis seconded.
Vote to approve: 4-0.

Mitch noted that Northfield Zoning Regulations require that, upon approval of a subdivision, applicants must record a final survey plat in the Town Land Records within 180 days (about six months). Failure to record the survey plat will render the approval of the subdivision null and void.

Permit #2024-10 Conditional Use Permit for Korrow Real Estate (420 VT Route 12 North)

Bill Smith noted that he has done work for Korrow Real Estate and will recuse himself from this portion of the meeting.

Rob Korrow, representing Korrow Real Estate, presented the application for a proposed renovation of the property at 420 VT Route 12 North. Rob noted that they are now proposing a slight variation from the original proposal. The application submitted anticipated renovating an existing single-family dwelling into two, one-bedroom apartments and converting an existing garage into two additional one-bedroom units.

Applicants now propose to rehabilitate the existing dwelling as a single-family dwelling. They also plan to enlarge the garage and convert it into two one-bedroom apartments).

Steve Davis asked if applicants have a sketch of the site plan showing size of the proposed enlargement and setbacks from property boundaries.

Rob responded that he does not have that information yet.

Steve proposed tabling this application pending submission of a sketch showing site plan detail.

Rob said he is fine with tabling discussion until next month.

Other Business

Mitch noted that the Planning Commission will be holding another public hearing on proposed zoning regulations on Wednesday, April 3 at 6:30.

Mitch also noted that the DRB is actively seeking one or two residents interested in serving as alternates to the DRB in case of absences or conflicts of interest, to ensure a quorum at future hearings.

Next Meeting: April 25, 2024, at 7:00 pm.

Adjournment: Joel DeLary moved to adjourn; Steve Davis seconded.

Vote to approve: 4-0.

The meeting was adjourned at 7:22 pm.