

**TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of March 24, 2022**

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

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

Roll Call: Present for the meeting were DRB members William Smith, Tim Donahue, Steve Davis and Larry Garland. DRB member Paul Brown was absent. Also present was ZA & DRB Clerk Mitch Osiecki along with Darren & Bonie Mayo and John Lambert (all applicants). Gordon Bock, an abutting landowner of John Lambert, participated in the meeting remotely.

Approval of Minutes: Approve the minutes of February 24, 2022 as only two of the three members present for that meeting was in attendance tonight.

Conditional Use Approval (Host seasonal events) at property of Darren & Bonnie Wilde

Darren & Bonnie Wilde have applied for conditional use approval to host seasonal events (typically weddings) on agricultural land and in a renovated barn at their property at 3382 VT Route 12A.

Darren Mayo made a brief presentation to the DRB explaining where on their property events will take place and the measures they plan to take to minimize any adverse effects.

Mitch conveyed a phone conversation he had with an abutting property owner, Brian Norris. Mr. Norris is not opposed to the project, but has minor concerns about the potential for noise to become an issue, and asked whether the DRB might be able to impose some condition that would allow them to provide a remedy, should noise become a nuisance.

Chair Smith responded that Northfield does not have a noise ordinance, so it's not clear that the DRB has the ability to address this specific issue.

Darren Mayo expressed their desire to be good neighbors and offered his assurances that they would keep noise under control.

Larry Garland asked about how bathroom facilities would be provided. Darren responded that plan to rent portalets as necessary.

No further questions or comments from DRB members or members of the public.

Motion: Steve Davis to approve the conditional use request as presented. Larry Garland seconded. **Vote to approve: 4-0-0.**

Sign Permit for John Lambert (Sony Brook Service)

John Lambert presented an application for a sign permit for his auto repair business at VT Route 12A location.

The sign will be displayed at the same location as the old White's Heating sign that it is replacing. The sign will not be illuminated.

Motion: Tim Donahue moved to approve the sign permit as presented. Steve Davis seconded. **Vote to approve: 4-0-0.**

Next Meeting: April 28, 2022 at 7:00 pm.

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

Meeting adjourned at 7:25 pm.