

**TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of May 26, 2022**

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

The meeting was called to order at 7:01 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. Present also were members of the public Laura Farrington (applicant), Reiss Watters (landowner), Crystal Clark, Sarah Snow (abutting landowner), Jay Swann (abutting landowner), Nancy Peck (abutting landowner), and Mukam Harzenski (representative of Trijang Buddhist Institute).

Approval of Minutes: Approval of minutes of February 24, 2022 and April 28, 2022.

Motion: Tim Donahue moved to approve minutes of Feb 24; Paul Brown seconded.

Vote to approve: 3-0-2. (Smith and Davis abstained).

Motion: Tim Donahue moved to approve minutes of April 28; Steve Davis seconded.

Vote to approve: 4-0-1. (Brown abstained).

Subdivision Permit (Kevin & Laura Farrington – land owned by Reiss Watters)

Laura Farrington presented plans to create a subdivision of approximately 6.2 acres from a parcel owned by Reiss Watters (current lot is some 72.6 acres).

Chase & Chase is currently working on the survey plat.

Mitch advised that the proposed subdivision meets the two requirements: 1) the lot is larger than 5 acres, and 2) the lot has at least 200 feet of road frontage. Mitch has advised the Farrington's of one additional requirement: upon approval of the subdivision, the applicants are required to record a final survey plat with the town within 180 days. Failure to record the survey plat would render the subdivision null and void.

Sarah Snow, an abutting landowner, raised concerns about the fact that a number of people are currently living on the site with neither drinking water or a septic system.

Laura Farrington advised that this is a temporary situation.

Bill Smith responded that that people residing on the property is not a matter for the DRB to resolve. It would more appropriately be referred to the town's Health Officer. Mitch offered to act as a liaison if any neighbors wish to see action taken on this situation.

Larry Garland asked to confirm that the proposed lot is 6.2 acres. Response: yes, approximately 6.2 acres. Survey plat will determine exact acreage.

Motion: Paul Brown moved to approve the subdivision permit as presented; Larry Garland seconded.

Vote to approve: 5-0-0.

Kevin and Laura Farrington (Site Plan Review)

Mitch explained that the Farrington's expect to submit a zoning permit for the construction of a single-family dwelling later this year, and seek site plan approval for the dwelling at this time.

Bill advised that, as engineers have not yet been on site to determine the locations of the wastewater system and the well, it is premature to discuss a site plan for the dwelling.

Bill tabled the site plan review pending septic and well designs.

Mitch will work with Kevin and Laura and will reschedule the site plan review at a later date.

Next Meeting: June 23, 2022 at 7:00 pm.

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

Meeting adjourned at 7:25 pm.