

# **Town of Northfield, Vermont Development Review Board Minutes of March 25, 2021**

**ROLL CALL:** Board members William Smith, Timothy Donahue III, Colin Bright, and Steve Davis were present. Paul Brown was absent. Also present were DRB Clerk Mitch Osiecki along and Ron Lyon, Norm St. Onge and Bizhan Yahyahdez (for Norwich University) and Alysa Fillion. Bob Harnois and Phil Harnois were also present, as interested persons in the application presented by Alyssa Fillion. Chair Smith called the meeting to order at 7:00 p.m. (Steve Davis joined the meeting at 7:05 pm).

**INTRODUCTIONS:** Members of the DRB introduced themselves. Clerk/ZA Osiecki did likewise, as did the members of the public who joined the meeting.

**MINUTES:** Motion by Donahue to approve minutes of February 25; seconded by Bright. Friendly motion added that the minutes be clarified to reflect that the footprint of the rebuilt rugby clubhouse will maintain an existing setback of 16.5 feet from a property boundary; the new clubhouse will have a second-story deck, which will have an 8.5 feet setback from the same property boundary. **Motion passed 3-0-0** (Steve Davis was absent for March meeting).

**APPLICATION:** Alyssa Fillion presented details of her application. She wishes to site a 14' x 66' MH on the property owned by her father, Stewart Hallstrom, on Hallstrom Road. The MH will be used as an accessory dwelling unit (ADU). This use is permitted as a Conditional Use under Northfield Zoning Regulations. The proposed MH has a septic permit separate from the existing structure.

Bob Harnois commented that he's not opposed to the proposal, but would like clarification as to the proposed project site, relative to the camp he and his brother Phil own on an adjacent property. Mitch responded that proposed project site is to the north of cabin Stewart Hallstrom currently has on the property, so the proposed site is not between the two existing cabins. Mitch offered to talk to Phil Harnois after the meeting to verify that the proposed site is nowhere near the existing Harnois camp.

Bright moved to approve application as presented; Davis seconded. **Motion passed 4-0.**

ZA will follow with applicant to determine whether a driveway access permit is required and to assist in the assignment of an E-911 address.

**APPLICATION:** Ron Lyon presented an application on behalf of Norwich University to tear down and rebuild the Rugby Clubhouse at 676 Water Street.

Bizhan Yahyahdez of NU explained that NU facilities staff considered renovation of the existing structure. That option would have been more expensive and would not have addressed ADA accessibility shortcomings of the existing structure.

Ron Lyon added that rebuilding the structure will also allow them to address drainage issues and to improve the existing parking infrastructure.

Colin asked about Storm Water treatment.

Response from Ron: the application includes a storm water plan that is compliant with state standards.

Bright moved to approve the application as presented; Donahue seconded. **Motion passed 4-0.**

**OTHER BUSINESS:**

ZA Osiecki provided updates on various projects in the pipeline for DRB review.

**NEXT MEETING:** The next scheduled meeting of the DRB will be Thursday, April 22.

**ADJOURNMENT:** Bright moved to adjourn; Donahue seconded.

Meeting adjourned at 7:36 pm.

Respectfully submitted,

*Mitch Osiecki*

Mitch Osiecki, DRB Clerk

An audio recording of this meeting is available in the Zoning Administrator's Office. These minutes are subject to approval at the next regular DRB meeting.