

**TOWN OF NORTHFIELD, VERMONT  
DEVELOPMENT REVIEW BOARD  
Minutes of July 22, 2021**

**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, Colin Bright and Steve Davis. Also present were ZA & DRB Clerk Mitch Osiecki along with Ron Lyon (Dubois & King, for Norwich University) and Bizhan Yahyazadeh (Norwich University). Chris LaCroix attended remotely.

**Approval of Minutes:** Colin Bright moved to approve the minutes of June 24, with the edit that the sign at White's Heating is allowed to be illuminated until 5:00 pm, or later when the business is open to the public. Tim Donahue seconded. **Vote to approve: 5-0.**

**Sign Permit for Ross & Bean:** Heidi Bennett had a conflict and asked to reschedule until August.

Colin Bright moved to table this item until August; Paul Brown seconded. **Vote to approve: 5-0.**

**Conditional Use Permit for Chris LaCroix:** Mitch met with Chris LaCroix in early July and added this item to this month's agenda with the expectation that a permit application would be submitted shortly. However, a complete application was not submitted in time to be shared with members in advance of this meeting. Mitch suggested that it would be appropriate to table this item until August.

Colin Bright moved to table this item until August; Paul Brown seconded. **Vote to approve: 5-0.**

**Site Plan Review and Variance of Setbacks for Norwich University:** Ron Lyon presented the permit application for Norwich University. Construction of the Rugby Clubhouse approved earlier this year is well underway. That structure lacks adequate storage for rugby equipment. Norwich proposes to site a small 12' x 24' prefabricated shed on the property for this purpose.

Because of steep slopes on the property, there isn't room to site the structure with the required setback of 45' from road centerline.

Clarification: under Northfield zoning regulations, the relief the DRB can provide is a waiver of setbacks of up to 50% of required standard. The proposed storage shed will require a waiver of 18 feet.

Colin Bright moved to approve a waiver of setbacks of 18 feet for this project; Tim Donahue seconded. **Motion carried, 4-1 (Brown opposed).**

#### **Other Business**

Andrea Melville of Art, Etc had also requested the opportunity to discuss sign regulations with the DRB, but had a schedule conflict. She will be invited to attend August meeting.

Colin Bright has tendered his resignation from the DRB, effective at the close of this month's meeting. On behalf of the board, Bill Smith thanked Colin for his years of service.

**Next Meeting:** August 26, 2021 at 7:00 pm.

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

Meeting adjourned at 7:35 pm.