

# **Town of Northfield, Vermont Development Review Board Minutes of May 28, 2020**

**ROLL CALL:** Board members William Smith, Paul Brown, Colin Bright, Steve Davis, and Timothy Donahue III were present. Also present were DRB Clerk Mitch Osiecki along with members of the public David Aseltine Paul Milne.

Chair Smith called the meeting to order at 7:00 p.m.

**MINUTES:** Motion by Bright, seconded by Brown to approve minutes of February 27. **Motion passed 5-0-0.**

**APPLICATION:** Dena Dorman and Jenna Taylor have re-applied to subdivide an approximately 10-acre parcel they own on West Hill Road. In May of 2019, the DRB granted approval to divide the parcel into two lots, each approximately 5 acres. That approval included a waiver of road frontage requirements, as the existing lot does not quite have the required road frontage for two lots. Owing to a miscommunication the applicants failed to have their survey plat recorded within 180 days of approval, as required by statute. Applicants seek re-approval of the subdivision as presented in May 2019. Motion by Bright, seconded by Donahue to approve as presented. **Motion passed 5-0-0.** ZA will ensure survey plat is recorded in a timely manner.

**APPLICATION:** David Aseltine, on behalf of family members, seeks to divide an approximately 89-acre parcel on Aseltine Road into two lots. Mr. Aseltine and his wife will retain a 50-acre lot; the remaining lot will be sold. Smith wishes to clarify that the intent is to create two lots, rather than four (both proposed lots are divided by a town road, which sometimes leads to confusion as to whether the road creates a “natural subdivision”). Mr. Aseltine confirms the intent is to create only two lots.

Motion by Brown, seconded by Bright to approve the application as submitted. **Motion passed 5-0-0.**

**APPLICATION:** Casey Gillespie seeks to divide an approximately 180-acre parcel along VT Route 64 into two lots. The requested subdivision would create one new lot of approximately 5.8 acres.

A question was raised as to whether the proposed lot would affect the road frontage of an abutting lot, also along Gillespie Road. ZA Osiecki responded that he did not believe the proposed lot would cause an issue regarding road frontage, but could not state that with certainty.

Paul Milne, an abutting property owner, asked to be sent a scan of the permit application. ZA Osiecki said he would pass that along.

Bright moved to table the matter, pending more information on abutting parcels. Brown seconded. **Motion passed 5-0-0.**

## **OTHER BUSINESS:**

ZA Osiecki received an inquiry from owner of White’s Heating on VT 12A. Property currently includes a commercial building and an apartment building. Owner asked whether the lot was large enough to site another residential structure. ZA Osiecki advised that typically only a single principal use is allowed in residential districts. The mixed-use was likely grandfathered upon adoption of zoning bylaws. Smith said he would discuss this with owners.

**ADJOURNMENT:** Motion by Bright, seconded by Brown to adjourn. **Motion passed 5-0-0.**

The Board adjourned at 7:27 p.m.

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.