

**Town of Northfield, Vermont  
Development Review Board  
Minutes of February 27, 2020**

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

With Chair Smith absent, vice-chair Donahue called the meeting to order at 7:00 p.m.

**APPLICATION:** Tim Kaminski seeks conditional use approval for upgrades and reconfiguration of the gas pump islands at his South Village Mobil facility on VT Route 12 S. Tim Kaminski shared a sketch plan which showed a modest enlargement of the existing canopy, which will be 25' x 76'. He also mentioned that this renovation will address poor drainage on the site due to large amount of clay in the soil.

Board members asked questions about circulation and parking on the property, as well as the possibility of reconfiguring entrance/exit to reduce need for tight turns. Clerk (and ZA) Osiecki added that, based on experience in other municipalities, applicant will likely need a Section 1111 access permit from VTrans (due to a state highway being an access to the facility).

It was also noted that a sign permit was not included in this application/presentation, and it is possible that a sign permit might be required due to the reconfiguration of the facility. Clerk/ZA Osiecki will research and advise Mr. Kaminiski whether an updated sign permit is appropriate.

Motion by Davis, seconded by Bright, to approve the application as submitted. **Motion passed 3-0-0.**

**OTHER BUSINESS:**

David Aseltine presented the DRB with a concept plan for dissolving a partnership and creating a subdivision of an 89-acre parcel of land owned by several family members and spouses. Current ownership is a group of ten. The plan anticipates that two of the present ownership group will retain a 50-acre parcel, with the remaining acreage being sold.

A brief discussion of the project ensued. Board members expressed no reservations as to the viability of the proposed subdivision. A permit application for a site plan review and subdivision will likely be submitted for the March meeting.

**APPROVAL OF MINUTES.** Motion by Bright, seconded by Davis. to approve minutes of January 23, 2019 DRB Meeting. **Motion passed 3-0-0.**

**ADJOURNMENT:** Motion by Bright, seconded by Davis to adjourn. **Motion passed 3-0-0.**

The Board adjourned at 7:36 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.