

TOWN OF NORTHFIELD, VERMONT
MEETING OF THE PLANNING COMMISSION
Minutes of September 2, 2025

6:30 pm at Brown Public Library Community Room

The meeting was called to order at 6:41 pm by Chair Royal DeLegge.

Roll Call: Present for the meeting were Planning Commission members Royal DeLegge, Elroy Hill, Brian Massey, and Doug Shiok. Zoning Administrator & PC Clerk Mitch Osiecki was also present.

All meeting participants were physically present in the Community Room.

Adjustments to Agenda: No Adjustments proposed.

Motion: Elroy moved to approve the agenda. Doug seconded.

Vote to approve: 4-0.

Minutes

Motion: Elroy moved to approve the minutes of the PC meeting on August 5. Brian seconded.

Vote to approve: 4-0.

Old Business

Town Forest

Royal summarized status of the effort to create a Town Forest Overlay zoning district. The Select Board has signaled support for the concept of a Town Forest Overlay district, with the proviso that language be included to exclude the area of the Town Forest that includes water tanks and related infrastructure.

Royal shared draft language for the overlay district that attempts to satisfy the concerns of the Select Board. The document will be attached to these minutes.

Remaining work:

- Determine if Town Forest boundary is clearly defined anywhere.
- Also, will need a clear boundary of the area to be excluded from the overlay district.

Elroy also noted that the Select Board has expressed interest in creating a parking area in the Town Forest. It is likely that the town would also wish to exclude a parking area from the overlay district as well. We will need to ensure parking area is clearly defined so it can be excluded from overlay district.

Planning Commission Vacancy

There remains a vacancy on the Planning Commission. Lucas Herring indicated that he had planned to attend tonight's meeting but may have had a conflict.

CVRPC Updates

Royal reported that the CVRPC has approved the Montpelier City Master Plan. There is discussion underway of possible changes to the procedures for reviewing and approving town plans.

Zoning Updates

Mitch noted status of a few ongoing projects:

1. Removal of the Cross Brothers Dam from the Dog River has been pushed to 2026.
2. Replacement of the Main Street bridge has been moved to 2027.
3. Construction of the apartment building complex adjacent to the Dollar General is expected to begin within the next couple of weeks.
4. Representatives from the CVRPC will attend the Select Board meeting on September 9 to discuss a proposed future land use map for the central Vermont area. PC members are welcome to attend the meeting if schedules allow. The meeting will be recorded for anyone interested in the discussion, but unable to attend.

Next Meeting: Tuesday, October 7 at 6:30 pm.

Adjournment: Elroy moved to adjourn; Doug seconded.

Motion carried, 4-0.

Meeting adjourned at 7:05 pm.

Possible bylaw language defining a "Forest Reserve Overlay District" that could be used along with designating the Town Forest to fall within the district on the zoning map:

Forest Reserve Overlay District

Purpose.

The general purpose of the Forest Reserve Overlay District is to produce wood products, maintain wildlife habitat, protect water supplies, and provide forest recreation and conservation education.

Permitted Uses.

Permitted uses include sustainable commercial forestry and related uses, and all other land development is prohibited.

Geographic Area of Application.

Maps delineating the boundaries of the Forest Reserve Overlay District are on file with the town ***. Such maps, as amended, are incorporated into this chapter as if fully described and detailed herein.

Exemptions.

These provisions do not apply to properties owned by the Town of Northfield as they relate to the town water storage and distribution system, or regulation, intergovernmental agreement, or other form of cooperative agreement.