

**TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of April 23, 2026**

The meeting was held in the Community Room of the Brown Public Library and was also streamed via the Town Zoom account for the benefit of those unable to attend in person.

The meeting was called to order by Chair Bill Smith at 7:00 pm.

Roll Call: DRB members Bill Smith, Joel DeLary, Elroy Hill, and Kevin Pecor (arrived at 7:10) were present. Brian Massey was absent. Clerk Mitch Osiecki and James & Carrie Cannon (applicant) were also present.

All meeting participants were physically present in the Community Room.

Organizational Meeting

Election of Officers

Joel DeLary nominated Bill Smith to serve as Chair. Elroy Hill seconded.

Bill Smith nominated Joel DeLary to serve as Vice-Chair. Elroy Hill seconded.

Vote to approve slate of officers: 3-0 (Kevin Pecor had not yet arrived).

Mitch Osiecki will continue to serve as Clerk.

Meeting Dates

Elroy Hill moved to continue the current meeting schedule (fourth Thursday of each month, as needed; except the November/December meetings will continue to be combined as a single meeting and held on the first Thursday of December, as needed.) Joel DeLary seconded.

Vote to approve: 4-0.

Approval of Minutes

Motion: Kevin Pecor moved to approve minutes of March 26. Elroy Hill seconded.

Vote to approve corrected minutes: 4-0.

Permit #2026-19 – Home Occupation for Carrie Cannon at her property at 76 Cox Brook Road.

Carrie Cannon presented the application, explaining that the proposal is to use a minor portion of the residence as a business office to have clients sign paperwork for the Law Office of Steve Atherton.

Bill led a review of the Home Occupation Criteria under Section 5.9 of the Northfield Zoning Regulations. None of the criteria identify an obstacle for the proposed use of this property.

Mitch advised that the applicant has already received a sign permit for this use.

Motion: Joel moved to approve the application as presented. Elroy seconded.

Vote to approve: 4-0.

Other Business

Bill signed the written decision approving the DRB's approval of Permit #2026-04 from March.

Mitch reviewed ongoing zoning activity.

Next Meeting: Thursday, May 28 at 7:00.

Adjournment

Motion: Kevin moved to adjourn. Elroy seconded.

Vote to approve: 4-0.

Meeting adjourned at 7:24 pm.