

**TOWN OF NORTHFIELD, VERMONT**  
**DEVELOPMENT REVIEW BOARD**  
**Minutes of October 22, 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 Vice Chair Joel DeLary at 7:00 pm.

**Roll Call:** DRB members Joel DeLary, Elroy Hill and Kevin Pecor were present. Bill Smith and Brian Massey were absent. Also present: Clerk Mitch Osiecki, Robert & Brenda Sambel (applicants); and Northfield residents Dana Lamb and Rebecca Trower.

All meeting participants were physically present in the Community Room.

**Approval of Minutes**

Approval of minutes of September 24.

Kevin Pecor moved to approve; Elroy Hill seconded.

**Vote to approve: 3-0.**

**Permit #2026-66** – Home Occupation permit for Robert & Brenda Sambel.

Robert Sambel presented his proposal to operate a food truck on his property on a limited basis. Plans are to operate the business three days a week (Thursday – Saturday) from 4:00 – 7:00 pm. They expect to operate from late October until late November or early December, depending on weather.

The Sambel's operate their food truck at Joe's Pond during the summer months. They may decide to operate from their home for a few weeks each year in the spring, as well.

Robert stated that they have ample parking on-site.

Brenda stated that their food truck is licensed by the State of Vermont.

Applicants will likely wish to display a standard sandwich board-style sign advertising the business. Mitch will provide information about getting a sign permit. Sign permits incur a one-time fee of \$50.

There were no further questions from the members of the DRB. No members of the public were in attendance with questions.

**Motion:** Elroy moved to approve the home occupation permit as presented. Kevin Pecor seconded.

**Vote to approve: 3-0.**

Some discussion ensued. Brenda pointed out a perceived inconsistency in that food trucks are allowed to operate in some areas of the town without a zoning permit.

Mitch responded that the Select Board has established a policy that food trucks can operate from private property (e.g., Kenyon's parking lot) with the permission of the property owner without the need for a zoning permit. Mitch explained that in the case of someone operating a food truck from a residential property, this use falls under the definition of a home occupation, as the owner is using a portion of their property to operate a business for economic gain.

Rebecca Trower commented that she does not think a food truck meets the definition of a "structure," so should not be considered as a home occupation.

Mitch offered to take this discussion back to the Planning Commission, who may decide to fine-tune the language of our zoning regulations to clarify any ambiguity.

Brenda commented that she and Robert have no objection to applying for a home occupation permit.

### **Other Business**

Mitch discussed ongoing zoning developments of interest.

- The DRB approved a permit application in July to redevelop 57 Freight Yard Way as six units of rental housing. At the time of that hearing, Mitch noted that the required permit fees had not yet been received. Although permit approval was duly granted, Mitch has not yet succeeded in collecting the required permit fees.
- The DRB approved a permit application to renovate an unoccupied house at 420 North Main Street, including enlarging an existing garage and converting it to additional housing. It appears that renovations to the principal dwelling have been completed but work on the garage has not yet begun. Mitch will check to see if an extension is needed to complete the work before the original permit expires.
- The DRB approved a permit in 2025 to construct a large apartment building at 124 North Main Street (next to the Dollar General). Site work has begun, but principal construction has been delayed. Again, a one-year extension can be approved but must be sought before the original permit expires. Mitch will advise applicants of their right to request an extension.
- An old farmhouse on Bailey Road had been approved in June 2025 for demolition via a controlled burn by the Northfield Fire Department. That demolition was supposed to happen this year but has been delayed until the spring of 2027. Mitch is in communication with the Northfield Fire Dept to ensure the demolition occurs before the expiration of the zoning permit.
- The Select Board had appointed a Northfield resident to serve as an alternate member of the DRB, in case of an absence or conflict of interest by a member of the DRB. Mitch reported that the alternate passed away a couple of months ago. Mitch will work with town staff to recruit one or two interested parties whom the Select Board could appoint as alternate members.

**Next Meeting: Thursday, December 3 at 7:00. (If needed).**

### **Adjournment**

**Motion:** Kevin moved to adjourn. Elroy seconded.

**Vote to approve: 3-0.**

Meeting adjourned at 7:39 pm.