

TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of February 26, 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 7:04 pm.

Roll Call: DRB members Joel DeLary, and Elroy Hill were present. Brian Massey and Kevin Pecor were absent. Clerk Mitch Osiecki was also present. DRB member Bill Smith was absent.

Applicant Paul Simoneau had indicated that he would join the meeting remotely via Zoom but was not in attendance. All meeting participants were physically present in the Community Room.

Approval of Minutes

Motion: Elroy Hill moved to approve minutes of October 23, 2025. Kevin Pecor seconded.

Vote to approve: 4-0.

Permit #2026-04 – Conditional Use review for Paul Simoneau, d/b/a Central Vermont Rental Solutions LLC, seeking to add dwelling units to his property at 310 North Main Street.

Paul is on vacation but had indicated his intention to join this meeting remotely. Since he was unable to attend, the DRB tabled his application until its next meeting on March 26, 2026.

Other Business

Mitch provided another round of updates on ongoing projects and zoning issues. Updates included:

- Sale of the “Engine House” on Freight Yard Way.
- Controlled burn of the old farmhouse on Bailey Rd, deferred from summer/fall of 2025.
- Possible controlled burn of an old cabin on Garcia property on Hallstrom Rd.
- North Main Street apartment development – on hold through winter.
- Foran Farm property off Whetstone Drive.
- Zoning issues at Northfield Falls Trailer Park.

Other announcements. Mitch reminded the DRB that, as is tradition, the Select Board makes appointments to various town committees and boards in March. The DRB will include a brief organizational meeting, including election of officers, as part of the April meeting.

Next Meeting: Thursday, March 26 at 7:00.

Adjournment

Motion: Elroy Hil moved to adjourn. Kevin Pecor seconded.

Vote to approve: 4-0.

Meeting adjourned at 7:32 pm.