

TOWN OF NORTHFIELD, VERMONT

DEVELOPMENT REVIEW BOARD

Minutes of September 24, 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 7:10 pm.

Roll Call: DRB members Bill Smith, Joel DeLary, Elroy Hill and Brian Massey were present. Kevin Pecor was absent. Also present: Clerk Mitch Osiecki and Steve Fitzhugh of the Northfield Electric Department (applicant).

All meeting participants were physically present in the Community Room.

Approval of Minutes

Approval of minutes of July 23.

Joel moved to approve; Elroy seconded.

Discussion: Joel noted a typo (Bill Smith arrived at 7:15 rather than 5:15). Also, minutes should reflect that Bill lead the meeting upon arrival.

Mitch reported that Martha Mahan asked that three clarifying edits be made to the minutes:

1. Due to an administrative oversight, Martha did not receive written notice of the meeting.
2. An underground electrical junction box serves three properties on Freight Yard Way, rather than "is intended to serve..."
3. Requested that assurance be offered that approval of this development will not degrade water and sewer service to existing buildings at south end of Freight Yard Way.

Vote to approve (with edits): 4-0.

Permit #2026-64 – Conditional Use permit for Town of Northfield.

Steve Fitzhugh on behalf of Northfield Electric Department presented the project proposal.

The project proposes the installation of buried cable-in-conduit to replace overhead distribution lines.

The Department of Energy had allocated funds to finance this project along Water Street. The existing overhead distribution lines are threatened by flooding along Water Street, Terry Hill and Dole Hill Roads.

The cable-in-conduit lines will be buried in the west side of Water Street (opposite side of the road as the existing power poles.

Because the Water Street section of the project lies within the Special Flood Hazard Area/Fluvial Erosion Hazard Area, Northfield's Floodplain section of the Zoning Regulations requires that this project receive Conditional Use approval from the Development Review Board.

Correspondence from Rose Watts of the Department of Environmental Conservation states that approval should include a statement of a certified engineer that the project will not alter the elevation along Water Street.

Steve stated that the NED is working to obtain this statement but has not yet done so. Steve added that work on this project will not likely begin until spring of 2027.

Mitch briefly explained the DRB approval process, including that the DRB will release a written decision that will be issued within a couple of weeks of this close of this hearing.

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

Motion: Brian Massey moved to approve the permit. Elroy Hill seconded.

Discussion: a friendly amendment was proposed to include as a condition of approval the previously cited statement that the project will not alter the elevation within the work area.

Vote to approve: 4-0.

Other Business

Mitch discussed ongoing zoning developments of interest.

There will likely be a couple of Home Occupation permits presented to the DRB in October.

Next Meeting: Thursday, October 22 at 7:00.

Adjournment

Motion: Joel moved to adjourn. Elroy seconded.

Vote to approve: 4-0.

Meeting adjourned at 7:49 pm.