

TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of May 28, 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 7:08 pm.

Roll Call: DRB members Bill Smith, Elroy Hill, and Kevin Pecor were present. Joel DeLary and Brian Massey were absent. Clerk Mitch Osiecki was also present. Along with Northfield residents Doug Allen and Mark Fournier.

All meeting participants were physically present in the Community Room.

Approval of Minutes

Motion: Kevin Pecor moved to approve minutes of May 28. Elroy Hill seconded.

Discussion: Kevin noted a misspelling of Elroy Hill's name in the draft minutes.

Vote to approve corrected minutes: 3-0.

Permit #2026-20 – Conditional Use for Amia Cervantes at her property at 202 Robinson Road.

Due to the applicant not being present, the DRB tabled this application until the June meeting.

Other Business

Mark Fournier was present and discussed the parcel at 35 Pleasant Street, which is currently for sale as an undeveloped property. Mark is interested in purchasing the property if it can be developed.

A significant challenge is that the property abuts the Dog River and is partially in the Special Flood Hazard Area (SFHA), as defined by Northfield zoning regulations. Only limited development is possible for lands with the mapped flood corridor.

Mitch has discussed the floodplain regulations with Mark, and has suggested a consultation with Rose Watts, a floodplain specialist with the Department of Environmental Conservation (DEC). Members of the DEC agreed that the current floodplain regulations indicate some ambiguity in the regulations as to the degree of development that might be possible. Mitch will contact Rose for a consultation.

Bill signed the written decision approving the DRB's approval of Permit #2026-19 from May.

Mitch reviewed ongoing zoning activity, including some items that might come before the DRB in the next month or two.

Next Meeting: Thursday, June 25 at 7:00.

Adjournment

Motion: Kevin moved to adjourn. Elroy seconded.

Vote to approve: 3-0.

Meeting adjourned at 7:44 pm.