

TOWN OF NORTHFIELD, VERMONT
MEETING OF THE PLANNING COMMISSION
Minutes of August 4, 2026

6:30 pm at Brown Public Library Community Room

The meeting was called to order at 6:38 pm by Chair Royal DeLegge.

Roll Call: Present for the meeting were Planning Commission members Royal DeLegge, Lucas Herring, Elroy Hill, Doug Shiok, and Brian Massey. Also present: Mitch Osiecki, Zoning Administrator & PC Clerk.

Brian Massey attended the meeting remotely via Zoom. All others were present in the Community Room.

Adjustments to Agenda: No adjustments offered.

Motion: Lucas moved to approve the agenda. Doug seconded.

Vote to approve: 5-0.

Public Participation: None.

Minutes

Motion: Lucas moved to approve the minutes of the July 7 meeting. Elroy seconded.

Vote to approve: 5-0.

New Business

None.

Old Business

Royal discussed the need to update the Town Plan, which will be the primary focus of the Planning Commission over the next year or so.

Mitch noted that the State offers Municipal Planning Grants, which towns will sometime pursue for projects like a Town Plan update. The application period for MPGs usually opens late fall or early winter, with awards announced shortly thereafter. Mitch will check to see whether the application period has been announced yet.

Royal advised members to review the current Town Plan and prepare to ask questions and discuss ideas for an update strategy at our next meeting.

Mitch mentioned that Montpelier recently updated its Town Plan with a highly interactive online plan. Mitch will share a link to that plan in case anyone is interested in looking at it.

A brief discussion was held to consider the probable timeline for a Town Plan update.

Other Business

No updates on any other old business.

CVRPC Updates

Royal shared several updates from the CVRPC:

- The CVRPC received comments on a recently enacted Public Participation Policy.
- CVRPC has also received comments on its proposed Future Land Use Map.
- CVRPC has also received comments on its draft Regional Plan.
- Another allegation of violation of Open Meeting Law was submitted. The allegation was substantially a repeat of a previous allegation. The CVRPC has denied the violation.
- Three Letters of Compatibility were approved (for the towns of Waitsfield, Warren, and Waterbury).
- The Executive Committee has discussed and slightly amended Code of Conduct and Public Participation Policy. The Executive Committee approved amendments by a 4-1 vote. Proposed amendments will be presented to the full Board at the September meeting.

Zoning Updates

Mitch shared a summary of ongoing zoning projects and issues. At its July meeting, the DRB:

- Approved a sidewalk project along Wall & Water Streets to create a link between the Dog River Park and the Village Common.
- Approved a proposal to redevelop 57 Freight Yard Way (adding six 2-BR dwelling units).

Correspondence

At last month's meeting, Mitch distributed comments from a resident regarding competing proposals to either create a Town Forest Overlay District or enter a Conservation Easement with the Vermont Land Trust. Forgot to formally note receipt of those comments last month; correcting that oversight tonight.

Mitch will thank the resident for the comments and advise that the Select Board is considering next steps.

Next Meeting: September 1, 2026, at 6:30 pm.

Discussion: Doug proposed that the Planning Commission consider inviting Town Manager Smith to a meeting soon.

Adjournment: Elroy moved to adjourn; Lucas seconded. **Motion passed, 5-0.**

Meeting adjourned at 7:24 pm.