TOWN OF NORTHFIELD, VERMONT
MEETING OF THE PLANNING COMMISSION
Minutes of October 6, 2026
6:30 pm at Brown Public Library Community Room

The meeting was called to order at 6:32 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.

Lucas Herring attended the meeting remotely via Zoom. All others were present in the Community Room.

Adjustments to Agenda: No adjustments offered.
Motion: Brian moved to approve the agenda. Elroy seconded.
Vote to approve: 5-0.

Public Participation: None.

Minutes
Motion: Doug moved to approve the minutes of the September 1 meeting. Elroy seconded.
Vote to approve: 5-0.

New Business
None.

Old Business
Mitch shared information about the application process for a Municipal Planning Grant (MPG) to help pay for a consultant to assist with this work. Tom Davis has confirmed the Northfield does not have any other projects pending that would need MPG funding.

By consensus, the Planning Commission authorizes Mitch and Tom to work on this grant application.

Mitch also noted that we have been considering updating the Floodplain section of the current zoning regulations before diving into the Town Plan update. Mitch will reach out to the Central Vermont Planning Commission (CVRPC) and see whether they can assist. Mitch will report back with an update.

Other Business

No updates on any other old business.

CVRPC Updates

Royal shared several updates from the CVRPC:

- CVRPC held the first of two public hearings on Oct 3 to consider adoption of an updated regional plan. The second hearing is scheduled for Oct 20.
- The Land Use Review Board (LURB) has released its proposed Future Land Use Map and is accepting public comments for a period of 30 days.
- CVRPC has revisited its rules on meeting conduct/public participation. The Executive Committee is finalizing revisions to this policy.

Zoning Updates

Mitch shared a summary of ongoing zoning projects and issues**:**

- The Development Review Board (DRB) has approved a project to bury overhead transmission lines along Water Street and extending south to Dole Hill Rd and Terry Hill Rd.

- Mitch reported a minor issue regarding collection of zoning fees for a project the DRB approved recently.

Correspondence

None

Next Meeting: November 3, 2026, at 6:30 pm.

Note: This meeting date falls on election day. Without objection, the meeting date will remain Nov 3.

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

Meeting adjourned at 7:02 pm.