

**TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of March 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 Chair Bill Smith at 7:00 pm.

Roll Call: DRB members Bill Smith, Joel DeLary, Elroy Hill, Brian Massey and Kevin Pecor were present. Clerk Mitch Osiecki was also present. Paul Simoneau (applicant) was also present.

All meeting participants were physically present in the Community Room.

Approval of Minutes

Motion: Elroy Hill moved to approve minutes of February 26. Joel DeLary seconded.

Discussion: minor typo in attendance of draft minutes (Bill Smith was absent; all others were present).

Vote to approve corrected minutes: 4-0-1 (Bill Smith abstained).

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 Simoneau presented the application.

Paul noted that he has executed a lot line adjustment with the owners of the Nantana Mil property, adding 0.00 acres (additional parking) to his property.

Final plans for the building call for 18 dwelling units.

Bill led a review of the Conditional Use criteria. None of the criteria present obstacles for the proposed development of the property.

Paul note^{4d} that he is planning to add solar panels to the roof of the structure. He is working with WEC to ensure that the building has appropriate transformers.

A question was posed about whether the snow load on the roof of the building could pose a safety risk to the public. The town will monitor the situation and the DRB may request a follow up discussion if there appears to be a significant risk to the public.

Motion: Kevin moved to approve the application as presented. Elroy seconded.

Vote to approve: 5-0.

Follow up discussion: Mitch noted that the State of Vermont has expressed concern about possible lead or asbestos abatement needs. Paul is in active conversation with investigators from the state.

Mitch also noted past discussion of a safety fence proposed near a steep ravine near the rear parking area. Paul will work with Mitch to ensure that a permit is issued for any fencing.

Next Meeting: Thursday, April 23 at 7:00.

Adjournment

Motion: Kevin moved to adjourn. Elroy seconded.

Vote to approve: 5-0.

Meeting adjourned at 7:20 pm.