

TOWN OF NORTHFIELD, VERMONT
MEETING OF THE PLANNING COMMISSION
Minutes of July 7, 2026

6:30 pm at Brown Public Library Community Room

The meeting was called to order at 6:31 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. Others present: Mitch Osiecki, Zoning Administrator & PC Clerk; Tom Davis, Economic Development Director; and Jenna Lapachinski, Preservation Trust of Vermont.

Jenna Lapachinski attended the meeting remotely via Zoom. All others were present in the Community Room.

Adjustments to Agenda: A proposal was made to switch the presentation order of Tom and Jenna.

Motion: Lucas moved to approve the revised agenda. Elroy seconded.

Vote to approve: 5-0.

Public Participation: Royal welcomed and introduced guests.

Minutes

Motion: Lucas moved to approve the minutes of the June 2 meeting. Elroy seconded.

Vote to approve: 5-0.

New Business

Jenna Lapachinski discussed a proposal to explore the creation of a historic district within the core of the Northfield Village. Preservation Trust of VT has secured a \$75K grant to support this effort.

Approximately 50 parcels have been identified for possible inclusion in this district. A map of these properties will be attached to the final minutes. Affected property owners will be contacted by mail and advised of this project. Property owners will have the opportunity to opt out of the historic district if they wish. If most properties opt out, the historic district will not be created.

The nomination period for the establishment of a historic district runs through August and September.

Old Business

Tom Davis discussed updating Northfield Zoning Regulations to support a planning grant he is pursuing with the assistance of the CVRPC. The zoning changes are needed to support increased housing density in the area near VT Route 12N & Doyon Road.

Royal shared with the rest of the Planning Commission that he met with the Select Board recently to discuss the proposal the Planning Commission has developed with respect to establishing a Town Forest Overlay District. The Northfield Conservation Commission has proposed an alternate arrangement that would involve placing the Town Forest into a conservation easement with the Vermont Land Trust.

The Select Board took no action but signaled that they are inclined to defer action and may ask residents to vote on a preferred course of action.

Other Business

No updates on any other old business.

CVRPC Updates

Royal shared latest updates from CVRPC:

- Continuing allegations of violation of VT Open Meeting Law by a Montpelier resident.
- Elections to fill various committees have been completed.
- CVRPC staff are finalizing updates to CVRPC Regional Plan.
- A letter of support was issued for a sidewalk project in Moretown.

Zoning Updates

Mitch shared a summary of ongoing zoning projects and issues.

- The DRB will be considering a sidewalk project along Wall & Water Streets to create a link between the Dog River Park and the Town Common.
- The DRB will also be considering a proposal to redevelop 57 Freight Yard Way (adding six 2-BR dwelling units).

Next Meeting: August 4, 2026, at 6:30 pm.

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

Meeting adjourned at 7:28 pm.