

**TOWN OF NORTHFIELD, VERMONT  
HOUSING TASK FORCE MEETING  
Minutes of June 7, 2023**

- I. ROLL CALL.** Committee Chair Erin Hicks-Tibbles, Members Lydia Petty, Danielle Pelczarski, Michael Kraus, and Tom Bright. Also in attendance were Mitch Osiecki (Northfield Zoning Administrator) and Tom Davis (Northfield Economic Development Director).

The meeting was called to order at 6:00 p.m.

- II. PUBLIC PARTICIPATION (Scheduled):** None

**III. APPROVAL OF MINUTES**

The minutes were approved by a 4-0-0 vote.

**IV. DISCUSSION:**

- a. Visit from Clare Rock, Senior Planner, Central Vermont Regional Planning Commission (CVRPC).**

Ms. Rock introduced herself to the group and provided an overview of the services her commission provides, including assistance with Downtown Designations, contracting services, regional plan updates, housing policies, and support to municipalities to increase their likelihood of success when applying for grant funding.

Ms. Rock answered questions from the subcommittee members after her presentation.

- b. Discussion regarding applying to participate in the [Homes for All](#) program.**

The Vermont Homes for All Toolkit and community engagement process will re-introduce Missing Middle Homes to Vermont by focusing statewide attention on small-scale gentle infill and incremental development as a strategy to address Vermont's housing and affordability crisis.

The Homes for All project will provide five pilot communities a Neighborhood Infill Design Case Study. The case studies will help communities visualize missing middle infill and ways you can make it easier to build missing middle housing through predictable and streamlined development processes, and permit-ready designs that do not result in displacement, overcrowding, or loss of existing affordability.

Each community will receive a half-day visit with our project consultants, to take place on October 18th, 19th, or 20th, 2023. After the visit, communities will receive visualizations that will serve as problem-solving tools for the community, illustrating strategies for advancing context-sensitive designs that meet City and Town regulations and community design objectives, and that are feasible from a market perspective.

After discussion, the subcommittee voted 6-0-0 to apply to the program.

**c. Other Matters**

All other matters were tabled until the next meeting.

**V. ADJOURNMENT.** The subcommittee adjourned at approximately 7:19 pm.

Respectfully submitted,

*Thomas G. Davis*

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Economic Development Director