

TOWN OF NORTHFIELD, VERMONT

SELECT BOARD SPECIAL MEETING

Minutes of August 27, 2026

- I. ROLL CALL.** Chair K. David Maxwell, Board members Tim Davis, Lydia Petty (absent), Merry Shernock, and John Stevens. Also present were Town Manager Mary Smith, Acting Clerk Kenneth McCann, Thomas Davis (Economic Development Director), and Kristin Pollard.

Chair Maxwell called the meeting to order at 3:06 p.m.

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

III. DISCUSSION

- a. Approval of Warrant #04-27 & #04-27A.** Motion by Board member Shernock, seconded by Board member Stevens, to approve #04-27 & #04-27A in the amount of \$373,030.87. **Motion passed 4-0-0.**
- b. Receipt of Biweekly Payroll through August 16, 2026.** Motion by Board member Shernock, seconded by Board member Stevens, to receive the biweekly payroll in the amount of \$134,569.40. **Motion passed 4-0-0.**
- c. Approval of Act 250 Tier 1B Area Status Municipal Resolution.** Motion by Board member Shernock, seconded by Board member Stevens, to approve the Act 250 Tier 1B Area Status Municipal Resolution. Economic Development Director Thomas Davis said Act 250 governance has been revised by the state legislature through Act 181 and the previous Downtown Center, Village Center , etc. designations have been replaced by a tier system. Should this motion be approved, the current designations in the downtown area and in Northfield Falls would be maintained under a different nomenclature and the benefits now provided by this status would continue. This includes access to certain grant programs as well as the ability to construct up to fifty (50) housing units on parcels of ten (10) acres or less without requiring an Act 250 permit. Mr. Davis then asked if the Select Board members had any questions. Board member Shernock said she reviewed an online Q&A webpage about the new tier system and all the questions she had before were answered there. Board member Davis said nothing seems to be changing but verbiage. Board member Stevens asked about the map of "Tier 1B-Eligible Areas" that is supposed to be attached to the approved resolution form. Mr. Davis will provide a copy of that map to the Select Board members when he submits the form to the State of Vermont. He added that Northfield Falls is now designated as a Village Center even though municipal sewer is not currently available there. This might affect whether or not its Tier 1B status is approved by the state. Chair Maxwell asked if approving this resolution would obligate the municipality to extend its sewer lines to Northfield Falls. Mr. Davis said it would not. He did note that there are long-term plans to extend the municipal sewer system to Northfield Falls should the funding become available but the current municipal priority is sewer extension southward along Vermont Routes 12 and 12A. **Motion passed 4-0-0.**

- d. **Northfield Conservation Commission (NCC) Appointment.** Manager Smith noted the NCC has reserved one of its member positions for a local high school student. The current student member (Mariela Swiech) graduated from Northfield Middle & High School (NMHS) this past summer and she will be attending college this fall. Fortunately, NMHS student Ragnar Eberle has submitted a letter of interest to take her place and the other NCC members fully support his appointment. Motion by Board member Davis, seconded by Board member Shernock, to appoint Ragnar Eberle to the Northfield Conservation Commission. **Motion passed 4-0-0.**

IV. **PUBLIC PARTICIPATION (UNSCHEDULED).** There was none.

- V. **ADJOURNMENT.** Motion by Board member Davis, seconded by Board member Shernock, to adjourn. **Motion passed 4-0-0.**

The Board adjourned at 3:18 p.m.

Respectfully submitted,

Kenneth L. McCann

Kenneth L. McCann, Acting Clerk

A video recording of this meeting is available at: <https://youtu.be/Dgr7GN404YY>

These minutes were approved at the Select Board regular meeting of September 8, 2026.