

TOWN OF NORTHFIELD, VERMONT
DEVELOPMENT REVIEW BOARD
Minutes of June 26, 2025

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 at 7:02 pm.

Roll Call: DRB members Bill Smith, Joel DeLary, Elroy Hill, and Kevin Pecor were present; Brian Massey was absent. Clerk Mitch Osiecki was also present. Also in attendance was applicant Kasie Grondin.

Bill Smith was traveling and participated via Zoom.

In Bill's (physical) absence, Joel agreed to run the DRB Meeting.

Approval of Minutes

Motion: Kevin Pecor moved to approve minutes of May 22. Elroy Hill seconded.

Vote to approve: 4-0.

Permit #2025-37 – Home Occupation Permit (Auto Detailing) for Kasie Grondin.

Kasie Grondin presented her application.

Kasie explained that she will be doing the auto detailing work in an attached garage on her property.

In response to a question, Kasie acknowledged that she has not yet received a permit for the sign on her property. Mitch stated that he advised Kasie that she will need a sign permit but agreed to defer the sign permit until after the DRB considers her Home Occupation request. The applicant will submit a sign permit application if the Home Occupation use is approved.

In response to a question relayed by Mitch from an abutting property owner, Kasie stated that she will not be using any harsh or toxic cleaning products.

She added that she intends to service only one vehicle at a time. In general, she doesn't expect that there will be any extra cars on the site. Kasie added that she will be the sole employee and that noise will be minimal.

There were no further questions from the DRB. Beyond a single email received by Mitch (and attached to these minutes), there were no questions or concerns raised by abutting property owners.

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

Vote to approve: 4-0. Motion carried.

Mitch explained to the applicant that the DRB will draft and issue a written decision on this matter, at which time the permit will be approved.

Other Business

Mitch noted that a written decision on the appeal of the controlled burn of the property on Bailey Rd was released on June 12. Mitch sent copies of the decision to all interested parties, which included an explanation of the right to appeal a decision of the DRB to the VT Environmental Court within 30 days.

Upon the lapsing of the appeal period, the Northfield Fire Department will likely reschedule a controlled burn of the structure. Mitch will once again notify nearby property owners of the date of the burn.

DRB also suggested placing a notice of this exercise on Channel 7 (TransVideo Community Access).

The town is negotiating a property easement for the WESCO property at 73 North Main Street. This is in relation to a planned replacement of the bridge on North Main Street scheduled for 2026.

Next Meeting: July 24 at 7:00.

Adjournment

Motion: Elroy moved to adjourn. Kevin seconded.

Vote to approve: 4-0.

Meeting adjourned at 7:35 pm.

A recording of this meeting can be viewed at this link: (Coming Soon)