

**TOWN OF NORTHFIELD, VERMONT  
HOUSING TASK FORCE MEETING  
Minutes of April 28, 2023**

- I. ROLL CALL.** Town Manager Jeff Schulz, Economic Development Director Tom Davis, Committee Members Erin Hicks-Tibbles, Lydia Petty, Blake Pierson, and Megan Roush. Also in attendance were Mitch Osiecki (Zoning Administrator) and member applicants Michael Krause and Tom Bright.

The meeting was called to order at 2:00 p.m.

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

- III. APPROVAL OF MINUTES:** The minutes were approved with one suggested change from Mr. Osiecki, changing the abbreviation of Housing Task Force from HTA to HTF.

**IV. DISCUSSION:**

- a. New Task Force Members -** The group discussed potential new HTF members Michael Krause, Tom Bright, and Danielle Pelczarski. Given that appointing all three would bring the total task force member number to eight, the group discussed asking Ms. Pelczarski to be an advisory member. Ms. Pelczarski travels a great deal in her employment with Norwich University. Mr. Schulz said he would reach out to her. The group discussed creating written expectations of members that would not be requirements, but guidelines regarding attendance and tasks.

Mr. Bright addressed the group regarding his interest in being a member. Mr. Bright has lived in Northfield since 2006 when he and his family bought the former Green Mountain Clinic on South Main Street. He later added a few rental units. Mr. Bright's background is in social work, particularly with minorities and people with basic needs. He moved to Vermont to take a job as the supervisor for the Central Vermont Council on Aging, helping people age in place in their homes. Mr. Bright's "sweet spot" is working with seniors and housing. Ms. Petty noted that Mr. Bright is her father-in-law and lives in the same residence.

Mr. Krause addressed the group next. He is a Norwich University graduate veteran of 30 years and two wars. While away he maintained his home in Northfield, which he bought in 1968. He also was a builder, building housing in other countries. He founded Winch Hill Construction. Mr. Krause developed the Norwich Commons townhouses in Northfield on Route 12A. He has also worked on the Veteran's Place on Vine Street. He has experience in rental management along with his construction background.

The Task Force voted unanimously to recommend to the Select Board that Tom Bright and Michael Krause be appointed official voting members of the HTF.

- b. Establishment of Number of Members** - Following discussion, the group unanimously voted to keep the number of voting members at seven.
- c. Review of Task Force Guiding Document** - Ms. Roush suggested the group invite Clare Rock from the Central Vermont Regional Planning Commission to speak about their housing needs assessment. All agreed. Mr. Pierson suggested the group learn more about housing legislation currently being proposed in Vermont, particularly proposed bill S.100 "An act relating to housing opportunities made for everyone." Mr. Davis suggested the group use the resources provided by the Vermont League of Cities and Towns. The group also agreed that the HTF should draft a letter to the legislature advocating the passing of S.100 as originally written, which would relax some of the development requirements under Act 250. Mr. Davis said he will draft a letter and ask the president of Norwich University and Northfield's representatives and senators to sign on to it to expeditiously submit it. Given time constraints, the group agreed to look at the draft guiding document individually and make comments with a plan to review it at the next meeting.

**V. ADJOURNMENT.** The subcommittee adjourned at 3:21 pm.

Respectfully submitted,

*Thomas G. Davis*

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Economic Development Director