

TOWN OF NORTHFIELD, VERMONT

MEETING OF THE PLANNING COMMISSION

Minutes of November 4, 2025

The meeting was called to order at 6:30 pm by Chair Royal DeLegge.

Roll Call: Present for the meeting were Planning Commission members Royal DeLegge, Lucas Herring, Elroy Hill, and Doug Shiok. PC member Brian Massey was absent. Zoning Administrator & PC Clerk Mitch Osiecki was also present.

All meeting participants were physically present in the Community Room.

Adjustments to Agenda:

None

Public Participation

None

Minutes

Motion: Elroy moved to approve the minutes of the PC meeting on October 7. Doug seconded.

Vote to approve: 4-0.

Old Business

Town Forest

Mitch reported that Russ Barrett has been helpful in getting information about the parcels that comprise the Town Forest, including the parcel containing Town water supply infrastructure. Russ also suggested that Laura Hill-Eubanks might be able to assist by crafting language for the overlay district.

Elroy mentioned that the Select Board might be interested in revisiting the idea of a Conservation Easement for the Town Forest. Mitch will see if there is anything in the pipeline on this topic.

Neighborhood Development Area (NDA)

Mitch reported that Tom Davis has been working with the CVRPC on an application to have land off Whetstone Drive designated as an NDA, which would make available some tax credits for development. There appear to be a few updates required to our current zoning regulations to make this area eligible for the NDA designation. Tom is working with Niki Sabado on the necessary changes. Tom will likely be able to meet with the PC at our December meeting to provide further details.

CVRPC Updates

Royal provided updates on a host of activity at the CVRPC.

1. Montpelier City Master Plan. Concerns have been raised about traffic impact along Route 2 if development of the Elks Country Club parcel proceeds. At some point, Montpelier will need a letter from the CVRPC affirming the project is compatible with the regional plan.
2. The CVRPC Office Manager is retiring at the end of the year.
3. Act 129 Flood Mitigation
4. Policy updates in the works:
 - a. Recording of meetings.
 - b. Retention of records of both advisory and non-advisory committee meetings.
5. The Executive Committee has proposed a modest increase in dues from member towns.
6. Litigation likely related to the CVRPC's approval of the Montpelier City Master Plan.

Zoning Updates

Mitch provided an update on some zoning issues around town.

Also, Town Manager Jeff Schulz has announced his retirement in the spring. Jeff currently serves as Northfield's alternate on the CVRPC Board of Commissioners. There will be an opening, should any PC member wish to get more involved with the work of the CVRPC. More on this later.

Next Meeting: Tuesday, December 2 at 6:30 pm.

Adjournment: Lucas moved to adjourn; Elroy seconded.

Motion carried, 4-0.

Meeting adjourned at 7:12 pm.