

**TOWN OF NORTHFIELD, VERMONT
MEETING OF THE PLANNING COMMISSION
Minutes of March 4, 2026**

6:30 pm at Northfield Municipal Building Conference Room

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. Zoning Administrator & PC Clerk Mitch Osiecki was also present. PC member Brian Masset was absent.

Adjustments to Agenda: No adjustments were proposed.

Motion: Lucas moved to approve the agenda. Elroy seconded.

Vote to approve: 4-0.

Public Participation: None.

Minutes

Motion: Lucas moved to approve the minutes of the Jan 6 meeting. Elroy seconded.

Discussion: Elroy pointed out a typo in the header of the draft minutes (wrong date).

Motion to approve the corrected minutes carried: 4-0.

Old Business

Neighborhood Development Area (NDA)

Tom Davis has previously shared a document referenced as the Redline Draft for Regulatory Consolidation and asked the PC to review and provide comments. Comments and discussion items:

- General Format – the draft includes some lengthy sentence structure. Final draft should be tidied up for readability.
- Fee Schedule – the draft makes explicit reference to a \$15 recording fees. Final draft should not explicitly list any fees (to avoid having to amend the document each time fees change).
- Discussion of “zoning regulations” v. “zoning bylaws.” The later term is how regulations are referenced by state statute. The last time regulations were updated, the PC opted to use “regulations,” instead of “bylaws.” By consensus, the PC still prefers that usage.
- Discussion of the difference between “general uses” allowed in a zoning district and “conditional uses” that may be approved upon review by the DRB. No suggested edits were offered

regarding this discussion.

- Discussion of Section 7.01, particularly the concluding statement that “any use not specifically listed as ‘Permitted’ or ‘Conditional’ in a district is prohibited.” Members pointed to the difficulty in anticipating and enumerating all possible uses that might be deemed “appropriate” for a zoning district. Zoning regulations sometimes grant the Development Review Board some latitude to consider a “new use” if that use is sufficiently similar in scope and impact to a listed use. The example of data centers was brought up, but with the caveat that a data center could not easily be argued to be “similar” scope or impact to other uses.

No updates on any other old business.

New Business

None

CVRPC Updates

Royal provided several updates on the work of the CVRPC:

1. Open Meeting Law policy, for both advisory and non-advisory committees.
2. Winooski Water basin Quality Council.
3. Montpelier City Master Plan – was deemed to have no conflicts with the current Regional Plan.
4. Letters of Compatibility issued:
 - ~ Montpelier Highway Plan (Route 2 & Country Club Rd improvements)
 - ~ Waitsfield Wastewater Infrastructure
5. VT Supreme Court agreed to remove CVRPC from lawsuit challenging approval of Montpelier City Mater Plan.

Other business: an ad hoc committee is finalizing a code of ethics (for both members and public participants). A final draft is in process.

Zoning Updates

Mitch provided an update on various zoning activities and issues around town.

Next Meeting: Tuesday, April 7 at 6:30 pm.

Adjournment: Elroy moved to adjourn; Doug seconded.

Motion carried, 4-0.

Meeting adjourned at 7:11 pm.