

**TOWN OF NORTHFIELD, VERMONT  
PLANNING COMMISSION  
Minutes of June 7, 2023**

The meeting was called to order at 6:30 p.m.

**Roll Call:** Present for the meeting were Planning Commission members Steve Fitzhugh, Julie Lappin, Royal DeLegge, and Steve Davis. Blake Pierson was absent. Also present was Clerk Mitch Osiecki.

All participants were present at the Community Room.

**Adjustments to Agenda:** None.

**Zoning Regulations**

JuliBeth Hinds provided a proposed Table of Uses for the various zoning districts, but that was received by everyone shortly before this meeting and members have not had time to review it carefully. Members were asked to review the document and reply to Mitch with any comments or suggested edits within the next week.

JuliBeth has also provided sample “Standalone Ordinances” governing establishment and procedures for both the Planning Commission and Development Review Board. JuliBeth’s advice is that the Select Board adopting separate ordinances for these bodies is preferable to having operating procedures for those bodies included in the Town Zoning Regulations. The biggest advantage is that the Select Board can revise standalone ordinances much more easily than they can modify zoning regulations. Going this route will mean we can largely remove language governing these bodies from the zoning regulations. Will discuss with JuliBeth to make sure this detail doesn’t slip through the cracks.

Also noted that the terms “regulations” and “bylaws” are interchangeable. We’ve opted to use the term “regulations” going forward.

**Approval of Minutes:**

Minutes of April 5: Steve Davis moved to approve; Julie Lappin seconded. **Motion carried, 3-0-1 (Royal DeLegge abstained).**

Minutes of May 3: Julie Lappin moved to approve; Royal DeLegge seconded. **Motion carried, 3-0-1 (Steve Davis abstained).**

**CVRPC Update:**

Royal gave a brief update on the activities of the CVRPC.

**Adjournment:** Royal DeLegge moved to adjourn; Julie Lappin seconded. **Motion carried, 4-0.**

The meeting adjourned at 7:39 pm.