

**TOWN OF NORTHFIELD, VERMONT**  
**PLANNING COMMISSION**  
**Minutes of February 7, 2024**

**6:30 pm at Brown Public Library Community Room**  
**(also available remotely via Town GoToMeeting account)**

The meeting was called to order at 6:34 pm by Chair Steve Fitzhugh.

**Roll Call:** Present for the meeting were Planning Commission members Steve Fitzhugh, Julie Lappin, and Steve Davis. Royal DeLegge was absent. Clerk Mitch Osiecki and Merry Shernock (Select Board member) were also present.

All participants attended in person at the Community Room, except Julie Lappin and Merry Shernock, who participated remotely via GoToMeeting.

**Zoning Regulations**

Brief discussion of the Select Board's Public Hearing of the proposed new Zoning Regulations next Tuesday, February 13.

Steve Fitzhugh commented that he plans to attend the Select Board's Public Hearing and will share comments on behalf of the PC explaining how the group settled on the current draft of the proposed regulations. He said the primary goal was to deliver, in a timely manner, an updated and redesigned document that corrected outdated language, improved readability, and added several missing definitions.

He added that the rationale for proposing a reduction in lot sizes from 5-acres to 2-acres in the LDR district was to address a serious housing shortage by allowing for smaller lot sizes and somewhat lower costs to create new housing.

Also, the PC recognizes that many groups and individuals have been clear in their desire to add development protections to the Town Forest. The PC shares that goal and plans to address this topic soon. But since the Town has an application pending for a Downtown Designation, there is some urgency to get a new set of Zoning Regulations approved soon.

Steve Davis mentioned that he also plans to attend the Select Board Public Hearing and will likely offer comments of his own.

**Approval of Minutes**

Steve Davis moved to approve minutes of the PC meeting on Dec 13. Royal DeLegge seconded.

**Vote to approve: 3-0.**

**Other Business**

Mitch provided a status update regarding an ongoing Notice of Violation at a property on Clark Road. Mitch has previously issued a letter to the property owner alleging several zoning violations. On the advice of the town's attorney, Mitch has resent the Notice of Violation to both the current owner of the property and to the prospective owner of the newly subdivided lot, adding some language informing the recipients of their right to appeal, and the "finality" of the violation decision should they decline to appeal.

**Next Meeting:** Wednesday, Mar 6 at 6:30 pm.

**Adjournment:** Steve Davis moved to adjourn; Steve Fitzhugh seconded.

The meeting adjourned at 7:11 pm.