

**TOWN OF NORTHFIELD, VERMONT  
HOUSING TASK FORCE MEETING  
Minutes of March 24, 2023**

- I. ROLL CALL.** Town Manager Jeff Schulz, Economic Development Director Tom Davis, Committee Members Erin Hicks-Tibbles, Lydia Petty, Blake Pierson, Tyler Renaud, and Megan Roush. Also in attendance were Mitch Osiecki (Northfield Zoning Administrator), guests Kevin Camisa, Shawna Foran, Select Board member John Stevens, Cody Morris, Taylor Goodwin, Michael Krause, and Thomas Bright, and Angie Harbin and Nicola Anderson from Downstreet Development.
- II. PUBLIC PARTICIPATION (Scheduled):** None.
- III. APPROVAL OF MINUTES.** The minutes from the previous meeting were approved.
- IV. DISCUSSION w/ GUEST ANGIE HARBIN DOWNSTREET DEVELOPMENT**
- Ms. Harbin provided the group with an overview of the many projects and services Downstreet provides for the benefit of more affordable housing in Central Vermont. The group asked many questions to better understand the actual size of the housing crisis and what types of goals the task force should be setting toward new housing construction over the next five years. The overall goal is for Downstreet and the Town of Northfield to find a housing project that they can work on together as the first Downstreet project in Northfield. The conversations at this point are still in the exploratory phase.
- V. LAND TOUR OF POTENTIAL HOUSING SITES**
- The group visited three property sites in Northfield where development or potential development could take place to increase housing in the community. The visits were for the purpose of informing the group about each property, its characteristics, opportunities, and challenges. No specific actions were taken.
- The group first visited the Foran Family Farm property at the end of Whetstone Drive where Mr. Camisa and Ms. Foran explained the layout of the property and possible ways for it to be developed for more housing in multiple categories.
- Next the group stopped at 110 North Main Street, the location of a proposed new apartment complex that is currently being cleaned up through the Vermont Brownfield Program. The final plans for the size and scope of the complex will not be established until the property completes Phase II of the Brownfield program and can focus on permitting.
- The final stop for the group was Freight Yard Way, off Wall Street and across from the Police Station. The property was viewed by the group and questions were answered about its history, its current zoning status as part of Northfield's Designated Village District, and the uses various investors have considered to date. No transactions have taken place on the property to date, although they are for sale.
- VI. PUBLIC PARTICIPATION (UNSCHEDULED).** Prior to the adjournment from this location, Michael Krause and Thomas Bright expressed their interest in formally joining the task force. They were asked to submit their request to the task force to discuss.
- VII. ADJOURNMENT.** The subcommittee was adjourned at approximately 2:35 pm.

Respectfully submitted,

*Thomas G. Davis*

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Economic Development Director