

TOWN OF NORTHFIELD, VERMONT
PLANNING COMMISSION
Minutes of November 5, 2024
6:30 pm at Brown Public Library Community Room
(also available remotely via Town Zoom Account)

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, Julie Lappin, and Elroy Hill. PC Clerk Mitch Osiecki was also present.

The Planning Commission members and Clerk were present in the Community Room.

Adjustments to Agenda: None.

Minutes: Approval of minutes of Oct 1. Julie Lappin moved to approve. Elroy Hill seconded.

Vote to approve: 3-0.

Public Participation: None.

Old Business

After meeting with Jeremy Whalen last month, the PC agreed to form a working group to discuss incorporating protection of the Town Forest in the Town Zoning Regulations.

Royal and Elroy agreed to serve on this working group. Mitch offered that he is also willing to participate, with the caveat that his commitments to other groups somewhat limits his availability.

The PC agreed that the working groups should be able to conclude its work in just a few meetings.

Mitch will reach out to Jeremy Whalen and David Mears to find out who will represent the Town Forest Stewardship Committee and the Conservation Commission on this project and work with them to establish a meeting schedule.

New Business

Tom Davis requested the opportunity to meet with the PC to discuss a possible amendment to Zoning regulations. Due to a schedule conflict, Tom is unable to attend tonight's meeting. Item tabled.

Mitch shared Tom is interested in adding a provision to the regulations that would require a property owner to remove signs when a business closes.

Correspondence

Mitch reported that Eli Toohey, a planner from the CVRPC, has requested a meeting with the Planning Commission. Tonight's meeting date did not work for Eli, so that meeting may be on the agenda for December.

Other Business

CVRPC Update

Royal shared three updates from the CVRPC:

- The CVRPC Executive Committee has recommended an increase in municipal dues from \$1.33 to \$1.38 per capita. This would mean an increase of about \$300 for Northfield.
- The Regional Emergency Management Committee (REMC) is also considering updates to a Municipal Aid agreement.
- The CVRPC also presented an update on Regional Flood Coordination.

Zoning Administrator Update:

Mitch shared updates on several ongoing projects in town, including:

- 70 Depot Square (apartments and pizzeria).
- Masonic Temple (being renovated into about 16 units of housing) – parking is a challenge.
- Vacant lot next to Dollar General has been approved for an apartment complex (nearly three dozen units). Construction anticipated to begin in the spring of 2025, with a roughly 14-month timeline. Units could be available by August/September of 2026.
- The former DS Café on North Main Street is being renovated. A Domino's could open around year-end.

Next Meeting: Tuesday, December 3 at 6:30 pm. Mitch noted that Select Board Budget discussions may bump the Planning Commission from the Community Room. If so, we will meet in the Municipal Building conference room.

Adjournment: Julie Lappin made a motion to adjourn; Elroy Hill seconded.

Motion carried, 3-0.

Meeting adjourned at 7:15 pm.