

**TOWN OF NORTHFIELD, VERMONT
PLANNING COMMISSION
Minutes of August 2, 2017**

Meeting was called to order at 7:03 PM by Chair Hill-Eubanks.

- I. **Roll Call:** Goodrich, Hill-Eubanks, Rhodes, Supplee.
- II. **Set/Adjust Agenda:** Added Updates
- III. **Public Participation:** None
- IV. **Approval of Minutes:** May 15, 2017; June 19, 2017. Approved 4-0-0.
- V. **Updates:** PC has new public email address available at their website. Google drive set up for documents. CVRPC will be providing some updated data. Planning Commission has been encouraged to apply for a planning grant.
- VI. **Work on updating Town Plan**

- a. **Calendar and organization of work:** Each commissioner will choose chapter(s) to work on. Could work in pairs or teams on each chapter. Then the Commission will review each chapter as it becomes available. And compare the chapters to the CVRPC's review to see whether we addressed their points. Some chapters may need more work and input, so those may be reviewed later in the calendar. Discussed need for getting input from individuals and groups that may have an interest in certain topics/chapters. Will finalize work plan over the next meeting.
- b. **Continue Town Plan update**
Link provided to VHFA that includes updated housing data. Discussed housing build out study for towns. Some of the projections seemed unreasonable considering where some of the areas were slated for housing (steep slopes, for example). Should be asking where subdivisions are occurring, and how the land is being divided. Subdivision leads to housing starts. Not many are occurring. So the housing starts are not keeping up with the CVRPC projections that would be needed for the town. Infrastructure needed in some village areas for development to occur.

Discussed new draft zoning regulations and removal of cap on size of accessory dwellings. May be a problem if someone decided to build essentially another dwelling on the same lot. Could impact function of septic systems. Planning Commission will consider addressing concerns

with Select Board; Art will provide more information to the PC in the future.

- i. **Population chapter:** Continued review of the chapter. Will incorporate Art's new section on Norwich U's student numbers and housing on campus to section 4.7. Question as to the number of new dorms planned for the campus: 3 or 4. Darlene will check into it. Student population is increasing and some will live off-campus. Art also provided the number of housing starts for the last 7 years, which may provide some sense of population increase. Doesn't look as though the town has met the population growth projections of the last town plan. Need to add new projections from the census website.

Reviewed Population additions from Ruth that include summary of important information and Table 4.3 data. Members had questions about the summary. Should look at data on effects of population growth in town (tax revenue and economy).

Need to review tables and graphs for correct titles; some are incorrect. Some need figure legends. Some statements or data in the text should have references; for example: section 4.1: How is aging affecting employment trends? Table 4.1 has been updated. Is Norwich the basis for population growth of 7.2%? Section 4.3: Recent Trends section is confusing in its language. Population loss due to tropical storm Irene's impacts on housing. Art will look at those numbers and will include in Housing section; best estimate is 17 residential buildings lost.

Ended tonight's review at section 4.5.

- ii. **Potentially work on subsequent chapter if Population finished:** Time did not allow.

VII. Other Business: CVRPC will be meeting with us soon to review the town plan and needed updates.

VIII. Next Regular Meeting: August 21, 2017

IX. Adjournment: Adjourned at 9:02

These minutes are subject to changes and approval at the next regular meeting, but are substantially correct.