

**TOWN OF NORTHFIELD, VERMONT
PLANNING COMMISSION
Minutes of May 21, 2018**

Meeting was called to order at 7:02 PM by Chair Hill-Eubanks.

I. Roll Call: Present for the meeting were Rhodes, Ruttenberg, Hill-Eubanks; Brown arrived at 7:40 PM.

II. Set/Adjust Agenda:

III. Public Participation: Nancy Peck, Brandy Saxton (PlaceSense).

IV. Meeting 2 for Town Plan Update

- a. **Review Town Plan outline:** Went through the proposed outline of the Town Plan to be drafted. In the Introduction, Goals will reference state planning goals. The Vision Statement will be developed from the survey results. Brandy will be drafting chapters in June and July and sending them for review as they are completed. The chapters will initially be based on survey results and the current version of the Town Plan (2014).

Try to keep implementation actions limited to those we can carry out (some with partners). Policies are position statements and may impact Act 250/Section 248 permitting process.

Land Use section needs corrections and changes. Future Land Use map should be general (and not a reflection of the zoning map), so that the zoning does not have to be changed to stay consistent. Future map should show suitability for uses based on natural conditions, such as soils, slope, etc.

In the Environmental section, look at surface waters and Dog River protections, forest blocks/corridors and map. In Energy section, add a map for siting; the state map needs to be checked on the ground. For Transportation, tell Brandy what the needs are in the community. Address the Housing distribution plan that the Central Vermont Regional Planning Commission (CVRPC) has in place. Need information/data from the town and/or other orgs. on Economic Development section. Ensure that objectives and policies match the capability of the land and the infrastructure. Flood Resilience section will be developed from the CVRPC's mitigation plan.

V. Election of Officers: Ruttenberg moved to re-elect current officers: Hill-Eubanks as Chair, and Rhodes as Vice Chair. Brown seconded. Motion carried 4-0-0.

VI. Approval of Minutes: Ruttenberg moved to approve the minutes of March 19, 2018; and April 16, 2018. Brown seconded. Motion carried 4-0-0.

VII. Other Business:

VIII. Next Regular Meeting: July 16, 2018.

IX. Adjournment: Meeting was adjourned at 9:10 PM.

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