

**TOWN OF NORTHFIELD, VERMONT
PLANNING COMMISSION
Minutes of November 19, 2018**

Meeting was called to order at 7:10 PM by Chair Hill-Eubanks.

I. Roll Call: Present for the meeting were Rhodes and Hill-Eubanks. Also attending were Brandy Saxton, planner from PlaceSense; and Carolyn Stevens from Northfield Community Development Network. Quorum was not present, therefore no business was decided upon.

II. Set/Adjust Agenda:

III. Public Participation: Carolyn Stevens participated in the discussion on the Housing and Economic Development chapters.

IV. Town Plan Update: Meet with planner.

a. Review chapter 1st drafts: Reviewed and addressed Commission members' questions for planner Saxton.

i. Housing:

The data on Single-Family Housing is from Grand List information. The data on Multi-Unit Housing is from Census data. So the data does not necessarily mesh.

Add Veterans housing center to Housing Developments.

More data on rentals would be great – do the Listers have information on units per parcel #? Will try to put together a table with the information. Try to find data on rental amounts – it is not readily available.

Several mobile home parks have homes in the flood hazard area. Were there any improvements to Tucker's after Tropical Storm Irene?

Get information from Norwich on numbers of students and students per housing units.

The state's definition of 'affordable ownership housing' is set by price.

There may be a market for young professional housing. Need water and sewer in those areas, and zoning that allows for that type of housing.

Consideration should be given to Action #2: adopting rental housing codes and registry to ensure rental units meet basic health, safety, and energy standards.

Ask Darlene to send Brandy the information she has collected on Housing.

Zoning regulations should ultimately be changed so that they do not include so many Conditional Uses – should decide what should be allowed in each district and make those uses Permitted.

ii. Economic Development: Add statement about NCDN.

In Agriculture and Forestry, try to get the number of farms in Northfield, and how many are income-producing.

Include information in the Plan on grants for Market Analysis of hotel development and feasibility study.

Concerns were expressed over whether Policy in Housing, and Objective in Economic Development, should encourage future development (housing/commercial/industrial) along major transportation/travel corridors, in addition to the village areas. It seems to be the opinion of many in town that growth/development should occur primarily in the village areas, and possibly north of the Falls along Route 12, where there is or should be future infrastructure (sewer and water) to support development. Development outside the villages (south along rtes.12/12A, for example) might contribute to sprawl and encroach on rural areas and natural resources. There is no public sewer or water in those areas. It would also likely cost the town more to provide services (roads, emergency services, etc.) outside the villages or in more remote areas; and require more use of cars/trucks (and fossil fuels).

V. Approval of Minutes: September 17, 2018; October 15. Tabled.

VI. Other Business: Brandy Saxton will attend the next Planning Commission meeting to review the draft Transportation and Utilities chapters.

VII. Next Regular Meeting: December 17, 2018.

VIII. Adjournment: Meeting was adjourned at 9:05 PM.

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