

**TOWN OF NORTHFIELD, VERMONT**  
**PLANNING COMMISSION**  
**February 18, 2019**  
**President's Day**

Meeting was called to order at 7:00 PM by Chair Hill-Eubanks.

- I. Roll Call:** Present for the meeting were Commissioners Aaron Rhodes, Ruth Ruttenberg, Laura Hill-Eubanks. Also attending was Brandy Saxton, planner from PlaceSense.
- II. Set/Adjust Agenda:** Add discussion on Economic Development Director.
- III. Public Participation:** Brandy Saxton (planner, PlaceSense).
- IV. Town Plan Update:** Continue to Review 1<sup>st</sup> drafts of chapters with planner Saxton.
  - a. Land Use:** Includes Current Land Use, Natural Environment, Cultural Resources, Future Land Use.

PC discussed Land Use chapter as drafted by planner Saxton. New law on Forest Integrity requires municipal planning to protect large unfragmented forest blocks for their value as working lands, and as wildlife habitat and connectors. Reviewed map of largest forest blocks and how to apply in future land use and its mapping. Add information on Habitat Connectors.

Looked at Future Land Use map and land area classifications. Also, whether the boundaries of the Village Centers could be extended. The PC would like a more detailed map of Norwich U and its land holdings.

Natural Resources section should be expanded to explain the town's NR in more detail. Discussed whether it should be moved from Land Use to its own chapter.
  - b. Work Plan:** PC will meet for an additional planning work session at a Special Meeting on Saturday, March 2, at 10 AM to continue work on Land Use section. Saxton will send a new draft of Land Use and start working on the second draft of the plan chapters soon. Will need to plan a forum for near future.
- V. Zoning Administrator Position:** Town ZA has resigned. A notice has been posted for a new hire. The PC will be asked for a hiring recommendation that will go to the Select Board, as per statute.
- VI. Future Meetings:** PC will look into changing the regular meeting dates. The current date falls on holidays, and Mondays have been difficult for some members to attend at times. The idea of Tuesdays or Wednesdays may work. To be decided in future.

- VII. Water Quality Reclassification Project Update:** CVRPC will send a representative to the Conservation Commission meeting on March 20 to discuss the potential of working to reclassify the water quality rankings of parts of the Dog River and its tributaries, as per new state water quality rules. PC is welcome to attend.
- VIII. Approval of Minutes:** January 21, 2019. Rhodes moved to approve minutes; Ruttenberg seconded. Approved 3-0-0.
- IX. Economic Development Director:** PC reviewed the proposal by NCDN to hire an Economic Development Director for the town. Ruttenberg will contact NCDN to further discuss the issue.
- X. Next Regular Meeting:** March 18, 2019.
- XI. Adjournment:**

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