

**TOWN OF NORTHFIELD, VERMONT
PLANNING COMMISSION
March 2, 2019
At 10:00 AM in the Municipal Building Conference Room**

The meeting was called to order at 10:05 AM by Chair Hill-Eubanks.

- I. Roll Call:** Present for the meeting were Commissioners Ruth Ruttenberg and Laura Hill-Eubanks. Also attending was Brandy Saxton, planner from PlaceSense.

II. Set/Adjust Agenda:

III. Public Participation:

- IV. Town Plan Update:** Continue to Review drafts of Plan chapters with planner Saxton.

- a. **Land Use:** Includes Current Land Use, Natural Environment, Cultural Resources, Future Land Use.

Reviewed Future Land Use map and potential land use categories throughout the town. Idea is to decide what areas support which uses (mainly based on natural resource constraints such as slope, surface waters, soils, etc., and road access), and whether the town would support the land being categorized for those uses. The Future Land Use map can be used to guide the establishment of zoning districts and bylaws. Discussed categorizing the Route 12 corridor within and between the Villages as Mixed Use in some areas. The Village Centers have floodplain and river corridor issues. There can be increased density in those areas, but it should be focused away from the river to meet state and federal laws, and to protect water quality and protect property from flood damage. And in the Falls, there is a need for an improved sewer system before a great deal of development can occur.

Requested that the rural areas outside the Villages along routes 12 and 12A, and where there is no public water/sewer, generally remain as 5-acre minimum land use areas.

Natural and Cultural Resource chapters will be removed from the Land Use chapter and into a separate chapter.

PC should send any comments on the Land Use chapter Recommendations to Saxton as soon as possible so the Land Use chapter can be completed. Goals, Policies, and Actions will also be added.

- V. Bus Service (GMTA):** Hill-Eubanks will attend Town Meeting Day to explain that the Town Plan supports the continuation of GMTA bus service into Northfield.

VI. Adjournment: Adjourned at 12:05 PM.