

**TOWN OF NORTHFIELD, VERMONT
PLANNING COMMISSION
Minutes of March 18, 2019**

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

- I. Roll Call:** Present for the meeting were Commissioners Aaron Rhodes and Laura Hill-Eubanks. Also attending were Brandy Saxton, planner from PlaceSense; and Denise MacMartin, Northfield Energy Committee.
- II. Set/Adjust Agenda:**
- III. Public Participation:** Brandy Saxton (planner, PlaceSense) assisted with the review of the drafts prepared for tonight's meeting; Denise MacMartin offered input from the Northfield Energy Committee.
- IV. Town Plan Update:** Continue to review 1st drafts of chapters with planner Saxton.
 - a. Land Use:** Reviewed the Goals, Objectives, Policies, and Actions of the draft Land Use and the draft Resource Protection chapters.

Land Use: Objectives represent ways in which to meet the Goals of the chapter. In this case, they include those related to future land use, utilities, economy, balancing urban and historic built environments in the Villages, transportation, rural and open space preservation, and environmental protection. Add the Brownfields Area Wide Plan to the Actions.

Resource Protection: Add reference to draft Town Forest Stewardship Plan to Policies. Check Policy on guiding development away from land above 1500 ft. to ensure consistency with the Energy chapter. Change "conservation efforts" to conserving land" in Policy # 19 to clarify. Question as to whether we should prioritize or consolidate Policies. In Actions section, look at whether the item on Scenic Resource Assessment of ridgelines and other scenic resources to inform decision-making on development, is warranted.

Add links to documents and reports cited in the Plan, and create an Appendix with the references.
 - b. Work Plan:** Need complete Resource Protection draft chapter for review by PC, in addition to other chapters on implementation, etc. Hold a public forum on the Plan in May. Have a full draft of the Plan ready by end of May.
- V. Approval of Minutes:** February 18, 2019; March 2, 2019. Tabled due to lack of quorum.
- VI. Other Business:** Send out notice to the town for recruitment of new PC member.
- VII. Next Regular Meeting:** April 15, 2019.
- VIII. Adjournment:** The meeting was adjourned at 8:45 PM.

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