

**TOWN OF NORTHFIELD, VERMONT
PLANNING COMMISSION
Minutes of August 4, 2019, Special Meeting**

Meeting was called to order at 2:06 PM by Chair Hill-Eubanks.

- I. Roll Call:** Present for the meeting were Commissioners Ruth Ruttenberg, Nancy Peck, Aaron Rhodes, Laura Hill-Eubanks.

II. Set/Adjust Agenda:

III. Public Participation: None

IV. Town Plan Update:

a. Review draft town plan (6/27/2019 draft)

PC reviewed current draft, and the changes recommended by planner Saxton, the CVRPC, and public comment submitted.

b. Determine further edits needed to the draft, if any.

PC determined some changes should be made to the current draft plan update.

In the Energy chapter, municipally-owned lands that should receive some level of protection, such as town forests and other green spaces, should be designated local possible constraints for purposes of large renewable energy project siting. The Town Forest on Paine Mountain and the Dog River Park should be designated local known constraints for a higher level of protection when siting projects. Policy should be to protect the Town Forest on Paine from development other than that associated with the current uses (recreation, conservation, forestry, water quality, etc).

In the Future Land Use Recommendations, add language to clarify that the Moderate and Low density areas do not describe minimum lot size, but only the average building density that would be the overall goal in those larger planning areas.

Ruttenberg moved to approve the draft as it will be amended and corrected. Peck seconded. Motion passed 4-0-0. The changes will be sent to planner Saxton to be made. The new draft will be forwarded to CVRPC once received, along with an explanation of the changes.

c. Approval process:

- i. Send draft to planner for final edits before PC hearing: new edits will be sent to planner this week.
- ii. Set tentative schedule for notice and hearing on the draft Town Plan: Once the draft plan is updated and received by the PC, the PC will meet to determine whether draft is ready for hearing. If the draft is ready, the PC will vote to approve it and set the public hearing date. 30 days notice is required for hearing.

V. Next Regular Meeting: August 19, 2019.

VI. Adjournment: Meeting was adjourned at 3:15 PM.

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