

**TOWN OF NORTHFIELD, VERMONT
PLANNING COMMISSION
Minutes of August 19, 2019 Meeting**

Meeting was called to order at 7:07 PM by Chair Hill-Eubanks.

Roll Call: Present for the meeting were Commissioners Aaron Rhodes, Ruth Ruttenberg and Laura Hill-Eubanks. Also present was Zoning Administrator Mitch Osiecki. Commissioner Nancy Peck was absent.

Set/Adjust Agenda: No adjustments to the agenda.

New Business: PC has received a copy of business plan from the Bone Hill Solar Farm. PC acknowledges the need for renewable energy projects in keeping with the goals of the Town Plan. Hill-Eubanks will draft a memorandum about the project. After final review by full PC, this memorandum will be shared with the public.

Waitsfield Zoning Amendments. Discussion of proposed amendments to Waitsfield zoning regulations. The PC has no concerns about adverse impacts on Northfield. Potentially interested in Waitsfield's approach to hamlets. Will watch to see if this is a model with practical applications in Northfield.

Town Plan Update: A few edits to the draft Town Plan were discussed:

Page 13 Language updated to underscore the potential for growth in the moderate- and low-density districts.

Page 40 Updated the Energy Resources, Facilities and Infrastructure map.

Page 41 Language updated to describe the potential for renewable energy projects (solar and wind in particular).

Page 46 Language regarding Accessory Dwelling Units (ADU's) added, but it's still unclear if phrasing included emphasizing the desire to allow multi-family dwellings in wider range of zoning districts might be appropriate.

Hill-Eubanks asked members to review list of draft changes from last month to ensure all have made it into the current draft.

Discussion of Public Hearing dates.

The PC will need to notify neighboring towns of the date of our hearing before the Central Vermont Regional Planning Commission.

Approval of Minutes: Rhodes moved to approve July minutes, with minor edits. Ruttenberg seconded. **Motion carried 3-0.**

Next Regular Meeting: September 16, 2019.

Adjournment: Meeting adjourned at 8:22 PM.