

**TOWN OF NORTHFIELD, VERMONT**  
**PLANNING COMMISSION**  
**Minutes of January 20, 2020**  
**Planning Commission Meeting**

The meeting was called to order at 7:02 pm by Chair Hill-Eubanks.

**Roll Call:** Present for the meeting were Commissioners Chandra Blackmer, Laura Hill-Eubanks, Nancy Peck, Aaron Rhodes and Ruth Ruttenberg; also present was Clerk Mitch Osiecki.

**Set/Adjust Agenda:** No adjustments to the agenda.

**Public Participation:** None.

**Town Plan Update:** Discussion of comments raised when the Select Board held first of two hearings on the updated Town Plan on January 14, 2020. Select Board indicated further discussion likely at its next meeting on January 28. It could be helpful if some members of the Planning Commission can attend that meeting. The second public hearing will take place at the Select Board meeting on February 11.

**Next Steps:** An update of zoning regulations likely to be taken up some time after new Town Plan is adopted. Comment was made that it may be advisable to consult with the state when re-writing regulations covering development within Flood Hazard Areas to ensure that we're meeting the state's goals of effectively managing lands prone to flooding. (Note: the CVRPC likely has model regulations that could be worth looking at.)

For next meeting, Mitch will provide each member with a copy of current zoning regulations.

**Other Business:** Concerns have been raised that Mondays may not be ideal for PC Meetings, due to frequency of Monday holidays and other conflicts. Will check on availability of BPL for meeting other days and times. Commissioners (and Clerk) are asked to check their availability and be ready to discuss at February Meeting. An informal straw poll reveals a preference for an earlier start time as well.

**Approval of Minutes:** Ruttenberg moved to approve minutes of December 16, 2019; Rhodes seconded. **Motion carried 5-0-0.**

**Next Regular Meeting:** February 17, 2020.

**Adjournment:** Peck moved to adjourn; Hill-Eubanks seconded.  
Meeting adjourned at 8:15 pm.

**Motion carried 5-0-0.**