

TOWN OF NORTHFIELD, VERMONT
SPECIAL MEETING OF THE PLANNING COMMISSION
Minutes of November 10, 2023

3:30 pm Northfield Municipal Building

The meeting was called to order at 3:30 pm by Chair Steve Fitzhugh.

Roll Call: Present for the meeting were Planning Commission members Steve Davis, Royal DeLegge, Steve Fitzhugh and Julie Lappin. Blake Pierson was absent. Also present was Clerk Mitch Osiecki.

All participants attended in person at the Northfield Municipal Building.

Adjustments to Agenda: None.

Zoning Regulations

Review final draft of zoning regulations.

Mitch noted that all open discussion items in the document have now been resolved.

Two potential (minor) revisions may still be pending.

1. There is a link to the town's current zoning map. Brian Voight of the CVRPC is updating the current zoning map to reflect the correct downtown and Northfield Falls designated Village Center districts. The document shows images of the two current village centers.
2. Have reached out to the Vermont League of Cities and Towns Municipal Assistance Center hoping to schedule a review of language pursuant to enforcement mechanics.

Motion: Royal DeLegge moved to approve the final draft of the Zoning Regulations. Julie Lappin seconded.

Motion carried, 4-0.

Public Hearing

Mitch advised that a public hearing would need to be warned at least 15 days in advance. We also need to provide copies of the draft Zoning Regulation to the CVRPC and chairs of the Planning Commissions of neighboring towns. The earliest practical date would be Wednesday, November 29. That's only one week sooner than our next monthly meeting on December 6.

Consensus agreement to warn a Public Hearing for Wednesday, December 6 at 6:30 pm.

Next Meeting:

- Public Hearing on Draft Zoning Regulations: December 6, 6:30 pm at Community Room
- Monthly Meeting: Wednesday, December 6 at Community Room (following Public Hearing).

Adjournment: Steve Davis moved to adjourn; Royal DeLegge.

Motion carried, 4-0.

The meeting adjourned at 3:51 pm.