

**Note: These proposed minutes should be considered preliminary until they are approved by the board at a future meeting.**

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**NORTHFIELD PLANNING BOARD  
THURSDAY, SEPTEMBER 23, 2021  
REGULAR MEETING  
HYBRID MEETING: SELECTBOARD MEETING ROOM, TOWN HALL, AND ZOOM  
DRAFT MEETING MINUTES**

Members Present: Chair Stephen Seredynski (SS), Joe Graveline (JG), Tammy Pelletier (TP), Meg Riordan (MR), Homer Stavely (HS)

Members Absent: none

Members of the Press:

Others in Attendance: Wendy M. Levy, Board Recorder; Julia Blyth  
*Please note, because of Zoom's participation structure, attendance is incomplete.*

***I. CALL TO ORDER***

SS called the meeting to order at 4:06pm.

SS announced changes to the agenda.

***II. APPROVAL OF MINUTES***

**MOTION BY HS TO APPROVE THE 7/21/21 MINUTES. TP SECONDED. MOTION CARRIED 4-1, WITH JG ABSTAINING.**

JG opined on the 7/21/21 meeting minutes. There was no further discussion.

***V. DISCUSSION ON LETTER FROM JULIA BLYTH, CHAIR OF THE OPEN SPACE COMMITTEE***

Julia Blyth expressed her concern about the increase in renewal energy projects around the Commonwealth and in Northfield. She requested the Planning Board draft more comprehensive bylaws about this, and she offered the Open Space Committee's assistance. She provided no specific bylaw recommendations.

All Planning Board members expressed their support of Blyth's idea. MR shared Blyth's letter. SS noted the town's bylaws are currently being challenged, and any new bylaw changes may need to be reviewed by the town attorney.

***III. ANR REVIEW - D. BROWNING***

SS explained the proposed changes in D. Browning's ANR application and their purpose. SS noted all proposed lots conform to the current zoning bylaws. JG expressed concern about the proposal. SS and

TP explained the ANR process and the reason why the Planning Board votes on these proposals.

**MOTION BY HS TO APPROVE THE ANR. SS SECONDED. MOTION CARRIED UNANIMOUSLY.**

***IVa. REVIEW OF DRAFT SUBDIVISION REGULATIONS BY TOWN ATTORNEY***

SS and MR noted the town attorney's comments on the draft regulations were minor and insubstantial, and mostly addressed the forms.

MR supported making the changes recommended by the town attorney.

HS said the reason for changing the bylaws is to make them consistent with best practices statewide, and the Planning Board should do this.

JG said he does not have access to the current subdivision regulations and did not read them, so he does not have a reference point to determine what needs to be changed. SS said the current subdivision regulations are on the town website. JG expressed concern that the work by the Open Space Committee and other committees will be stifled by the changes.

A discussion ensued on emails sent to JG from the time he joined the Planning Board, and where proposed changes to the subdivision regulations are included in those emails. MR will re-send the emails to JG.

***IVb. PLANNING BOARD MEMBER NEEDED TO COMPILE CHANGES FOR THE PUBLIC HEARING AND SPECIAL TOWN MEETING***

SS asked MR to draft a simple document noting proposed changes to the subdivision regulations for the Planning Board to present at the public hearing. HS offered to help.

A discussion ensued on the changes, the deadlines, the process for changing the subdivision regulations, and the possibility that these changes may not be ready for the Special Town Meeting in November or December.

***VI. HOMER STAVELY: UPDATE ON 5C (CAMPUS CENTER COMMUNITY COLLABORATIVE COMMITTEE)***

HS gave an update. Highlights included:

- The committee is in the process of achieving its purpose: to help neighbors of Thomas Aquinas College and the Moody Center to develop relationships and work together.
- The members of the committee include neighbors, representatives of the college and the center, and town committee representatives.
- The 5C recently discussed street and sidewalk improvements, the Shell Bridge replacement, economic development, the renovations to Revell Hall and Holton Hall, the prayer walk location, the status of the Moore Cottage proposal, the campground, "no trespassing" signs at the college, and the college's recent purchase of East Northfield homes for college staff use.

A discussion ensued on how many students the college would like to have on campus.

***VII. STEPHEN SEREDYNSKI: UPDATE ON ESBC (EMERGENCY SERVICES BUILDING COMMITTEE)***

SS gave an update. Highlights included:

- The ESBC has been meeting since 2002.
- Their goal is to find a good facility to house the police department, fire department, and emergency squad in one location.
- The next step is to hire an owner's project manager, and the ESBC reviewed those proposals at the last meeting. The top two firms will meet with the Selectboard the following week, and then develop a plan for the facility.
- The site is not yet chosen—the professionals will help choose the site.

***VIII. ANY TOPIC NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS PRIOR***

None.

***IX. ADJOURN***

**MOTION BY HS TO ADJOURN THE MEETING AT 4:55PM. JG SECONDED. MOTION CARRIED UNANIMOUSLY.**

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Respectfully submitted by Wendy M. Levy from minutes taken by Wendy M. Levy.

This represents my understanding of the above dated meeting. If you have any changes, please submit

*APPROVES 10/21/2001*  
*W.M. Levy - ch712*