

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

**NORTHFIELD PLANNING BOARD
THURSDAY, JUNE 24, 2021
REGULAR MEETING
SELECTBOARD MEETING ROOM, TOWN HALL
DRAFT MEETING MINUTES**

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

Members Absent: Homer Stavely

Members of the Press:

Others in Attendance: Wendy M. Levy, Board Recorder; Bee Jacque, Paula Carr, Mary McNamary
Please note, because of Zoom's participation structure, attendance is incomplete.

CALL TO ORDER

SS called the meeting to order at 4:03pm.

I. ANR APPLICATION BY NORTHFIELD MOUNT HERMON SCHOOL, 124 AND 126 MAIN STREET

Paula Carr and Mary McNamary from Northfield Mount Hermon School presented their Approval Not Required (ANR) proposal to the Planning Board. It would create two housing lots. The Town Cemetery's right-of-way will not be affected by this proposal. The proposal includes four changes:

1. Parcel A
2. Parcel B
3. Parcel C
4. Easement extension

As stated in the April 12, 2021 Northfield Selectboard Meeting Minutes:

"Cemetery Land conveyance

- Northfield Mount Hermon is splitting a lot and would like to convey a portion to the town connected to Pentecost Cemetery.
- NMH requested the town commit \$1,000 for surveying costs towards the conveyance and in turn will deed the land to the town.
- Cemetery Commissioner Tom Walker approved the conveyance.
- Motion by Meisner, seconded by Jacque the board approved \$1,000 to grant a survey review and deed for a future parcel and to accept the donation of land and parcel."

A discussion ensued on the changes, and the frontage.

MOTION BY SS TO ACCEPT THE ANR BY NMH. JG SECONDED. MOTION CARRIED UNANIMOUSLY.

SS, TP, and JG signed the ANR documents.

II. APPROVAL OF EXECUTIVE MEETING MINUTES

JG asked how to amend the minutes. A discussion ensued. SS reminded JG that executive session meeting minutes must be amended in writing, submitted to the Board Recorder.

MOTION BY TP TO ACCEPT THE EXECUTIVE MEETING MINUTES. MR SECONDED. MOTION CARRIED 3-1, WITH JG CASTING THE DISSENTING VOTE.

III. APPROVAL OF PUBLIC HEARING MINUTES

MOTION BY TP TO ACCEPT THE MINUTES OF THE 5/20/21 PUBLIC HEARING AS AMENDED. SS SECONDED.

A discussion ensued. JG asked for the following amendments:
Add "MGL 40A S.4 uniformity of zoning," to the top of the third page.

Add "if it was part of the solar overlay district, I'd approve it in a heartbeat," and strike "argued this project is too large for inclusion in the residential-agricultural district," from the same page.

MOTION CARRIED UNANIMOUSLY.

IV. ANY BUSINESS NOT ANTICIPATED BY THE CHAIR 48 HOURS PRIOR

a. Appoint TP to the CPC

TP said she would like to continue serving on the Community Preservation Committee. SS thanked TP for her years of service.

MOTION BY SS FOR TP TO CONTINUE IN THE CPC AS THE PLANNING BOARD REPRESENTATIVE. JG SECONDED. MOTION CARRIED 3-1, WITH TP ABSTAINING.

b. Historical Commission

Bee Jacque reported a subcommittee of the Historical Commission is working on solar farm permits. They met and created a draft. Jacque will contact the Planning Board Chair to ensure the Planning Board and Historical Commission's needs are met.

c. Meeting Warnings

JG asked if Planning Board members can be notified of meetings more than 48 hours in advance. SS said he usually posts Thursday's meetings on Mondays. A discussion ensued.

SS noted this meeting was not held during the Planning Board's regular meeting time; he is awaiting state ruling on how future meetings will occur.

MOTION BY JG TO ADJOURN THE MEETING AT 4:33PM. SS SECONDED. MOTION CARRIED UNANIMOUSLY.

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

Approved 10/21/2021
D. L. L. - Chair