

Planning Board Meeting

10.29.2019

Tammy Pelletier, Steve Seredynski, Homer Stavely, Meg Riordan

Citizens: Julia Blyth

6:05 meeting called to order

Agenda Item	Notes	Next Steps
Long Term Development Patterns / Open Space	<p>Julia shares the D3.1 Land Use Controls and specifically Open Space Residential Development</p> <ul style="list-style-type: none"><li>Homer will attend the county-wide meeting re: the master plan</li></ul> <p>Question: Does the long term development pattern conform to the updated zoning bylaws? Julia indicates 'yes.' She asks where the overlay of the marijuana district is. Steve shares that it is south of downtown Northfield that includes the farm land near Pine Meadow. We can also provide the map.</p> <p>Homer adds that in the 2<sup>nd</sup> paragraph, sentence begins, "The plans..." Suggests that 'concept plans special permit process' isn't clear and invites more clarification. Homer indicates that a recent proposal in the planned development district didn't have a concept plan for longer development. He indicates that perhaps a concept plan is one unit and the special permit is another unit. One additional in the 4<sup>th</sup> paragraph that begins the "RA district runs north-south..." Suggests it might be clearer to put "less existing development."</p> <p>Might need to include a paragraph that they may need to address a business park development in the near future (with arrow to master plan). Additionally, zoning bylaws for open space also included views and should be taken into consideration. Julia indicates that they're working with the historical commission as well. Says that a lot of people care about preserving views.</p> <p>Steve indicates that the historical commission provided us with</p>	Julia will continue to work on the document and asks for additional feedback. Open Space will present the draft at an open hearing.
Regulation for the Subdivision of Land	Steve reached out to the cog, and Peggy Sloan / Andrea Llamas (Town Administrator). Application is sent out and towns are asked if they want to apply. Then it's sent to all committees in town. For us to get assistance to update the regulations, it seems a good way to go. Select board will rank the requests. This is a way for the Planning Board to get professional planning with no cost to the town.	Steve asks Jinks to write up a summary / synthesis and submit to the planning board.



	<p>Would like to make a motion to apply for district loan assistance funds. Steve makes a motion, Homer – Tammy agree; all “aye.” And motion passed.</p> <p>Home and Steve ask whether they can share a synthesis of what they read.</p> <p>The timeline is approximately December for the professional planning application; and there’s a template. Any decisions that will be made will be done so by the Planning Board. We’d have a hearing with the document that Peggy / the Board has come to. For us, we need the application, get to Andrea, Selectboard needs to rank it, then approved, and then we work with the cog.</p> <p>Julia indicates that they have reached out to those whose expertise can add value; the committee votes, but brings in value added input.</p> <p>Steve indicates that the committee isn’t an official committee, but more of a citizens ad hoc committee. This topic may create interest because it’s about property and ownership and can include others in feedback.</p>	<p>After we get approval, Jinks and Howard, and the others will come back to us (Sam and Barbara Richardson).</p> <p>Homer asks to know when Jinks, Howard, Sam, Barbara, and others will meet. Asks for a public forum</p>
Idlywood Update	<p>Steve indicates that one of the abutters made a request for information; Steve provided over 100 pages of documentation to the Town Clerk. They took it to an attorney and filed a formal appeal. There’s no discussion on the paperwork because it’s a legal matter.</p> <p>The process: once the appeal is filed, it is the responsibility of the person who filed the appeal to work with the attorney. Believe that the applicant, Idlywood / Moody Center has approximately 25 days to respond. There’s nothing the Planning Board needs to do in this process. Accompanying documents are the appeal and filed with attorney.</p>	
Approve minutes	<p>Minutes of 9.25. 2019 are approved</p> <p>Minutes of 9.26.2019 are approved</p> <p>Minutes of 10.7.2019 are approved</p>	<p>Meg check with Dan Campbell re: typing in names and signing; do we need to include</p>
Planning Board Minutes	<p>There are people being interviewed for the position to potentially join the meeting to take minutes and/or transcribe minutes for us if we record.</p> <p>Steve</p>	<p>Steve will talk with Dan Campbell about approving earlier minutes and will put on a next agenda.</p>

Next Meeting	At next meeting we'll bring in information from other committees that impact the planning board – business park and emergency services building	
Historical Commission	Steve shares information for Planning Board to read. They requested information about the Pierson Road project and Christian Arnold agreed to meet with them to hear their concerns. We haven't heard anything else.	At next meeting, we'll move forward to review the Northfield Master Plan