

Northfield Planning Board

9.5. 2019

Steve, Homer, Meg (Tammy joined at 6:45; meeting started at 6)

- I. Zoning subdivision bylaws
 - a. Met with Walter Ramsey in Montague who did an extensive revision (with Peggy Sloan)
 - b. Many sub-division laws were done in the 1970s and again in 1990s; now more towns are revisiting
 - c. Peggy is happy to work with us; Jinx would like to engage with her and asks for the Planning Board's consent.
 - d. Homer indicates that this would be useful and appreciate citizens working with her making a recommendation
 - e. Wondering about how long it might be to meet with her and compile information? Considering October (3rd week); Homer also suggests contacting the Planning Board in Montague to understand their learning. Might also be worthwhile to learn about Bernardston and Gill, too.
- II. Materials and Documents: Idlewood Site Plan
 - a. Steve shared the Open Meeting Laws, latest plans for Idlewood and the slide deck (hard copy)
 - b. Review of the materials and consideration of the update site plan
 - c. Email from Christian indicates that he's working with Kathy Bridges to try to get a PERC test before the 26th
 - d. Zoning Bylaw – Special Permits; and decision criteria (p.15) shared by Homer (checklist)
 - e. We would need to see septic system approved by Board of Health / water will tap into Town.
 - f. Questions:
 - i. Specifically, how will the area near the road be landscaped to be consistent with existing rural design (as indicated in Zoning Bylaw 8.1.1).
 - ii. How many cars / traffic do you anticipate the campground will generate (at business)? Is there a particular time of day that it will be busy? (SEE BELOW FOR MORE QUESTIONS)

Next Steps and Action Items:

1. Jinx and Howard will share an update with the Planning Board by the 3rd week in October
2. Meg, Homer, and Tammy share any additional questions with Steve by Monday, Sept 9th
3. Steve will prepare questions to send on Tuesday:
 - i. Specifically, how will the area near the road be landscaped to be consistent with existing rural design (as indicated in Zoning Bylaw 8.1.1).

- ii. How many cars / traffic do you anticipate the campground will generate (at business)? Is there a particular time of day that it will be busy? Flow, timing?
 - iii. Is there check in – check out time for the campground?
 - iv. Trash handling and removal?
4. Meg check on Oct 3 and 7th as deliberation – will circle back and let folks know; check on the 17th of October