

**NORTHFIELD PLANNING BOARD
THURSDAY, JANUARY 26, 2023
REGULAR MEETING
REMOTE LOCATION
MEETING MINUTES**

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

Members Absent: none

Members of the Press: none

Others in Attendance: Wendy M. Levy (Board Clerk), Bella Levani, Mallory Sullivan (Grant Development Director), Carol Wood

Please note, because of Zoom's participation structure, attendance may be incomplete.

I. CALL TO ORDER

Chair SS called the meeting to order at 4:02pm.

II. ESTABLISH A QUORUM

SS announced a quorum has been met.

MR shared a document showing the Planning Board's agenda for this meeting.

III. WELCOME MALLORY SULLIVAN, NORTHFIELD'S NEW GRANT DEVELOPMENT DIRECTOR

SS introduced Mallory Sullivan, Northfield's new Grant Development Director.

Ms. Sullivan spoke about her professional background, the work she will do with Northfield (including specifically with the Planning Board), and her priorities and goals. Highlights included:

- Her work falls into two main categories: grants and economic development.
- For grants, Ms. Sullivan will work with Town Administrator Andrea Llamas, the Planning Board, and other individuals and groups in the town offices. The grants will fund such projects as those laid out in the Master Plan, the Open Space and Recreation Plan, and the work on the Schell Bridge.
- For economic development, Ms. Sullivan's stated goal is to bring more people and businesses to Northfield. To that end, the Selectboard recently announced a storefront renovation fund for businesses in the town.
- This is a new role and will develop as time progresses.

IV. APPROVAL OF MINUTES; 7/21/2022, 10/27/2022

MOTION BY TP TO APPROVE THE MINUTES FROM 7/21/2022. JG SECONDED.

ROLL CALL VOTE:

MR YEA
HS YEA
TP YEA
JG YEA
SS YEA

MOTION CARRIED UNANIMOUSLY.

MOTION BY HS TO APPROVE THE MINUTES FROM 10/27/2022. JG SECONDED.

ROLL CALL VOTE:

MR YEA
HS YEA
TP YEA
JG YEA
SS YEA

MOTION CARRIED UNANIMOUSLY.

V. SPECIAL PERMIT STATUS OF PROPOSED MOODY CENTER CAMPGROUND ON PIERSON ROAD

SS discussed the special permit status of the proposed Moody Center campground on Pierson Road. Highlights included:

- The initial special permit expired in October, 2022.
- The court case against the campground was dismissed in 2021.
- There is a new expiration date on the permit, and it is May 20, 2024.
- No more hearings are needed.
- There are no changes to the conditions included in the special permit, and all conditions have been met.
- TP asked if the reason the expiration date was extended is because of the appeal. SS confirmed this, as per Town Counsel.

VI. UPDATE ON 5 C COMMITTEE (CAMPUS CENTER COMMUNITY COLLABARATIVE COMMITTEE0) - HOMER

HS gave the update on the 5C Committee. Highlights included:

- The January meeting was cancelled because of illness.
- The next meeting is in February.
- The committee met most recently on 10/27/22. Highlights from HS's report for that meeting included:
 - A review of the committee's mission statement.
 - A review of the 5C Committee's history.
 - Updates on construction and infrastructure at the campus of Thomas Aquinas College, at the Moody Center, and at the Moody Center's (upcoming) campground on Pierson Rd.
 - An update on the 350 celebrations and how Thomas Aquinas College may participate.

- Plans for tours of Thomas Aquinas College for residents, as well as community events, such as a choir.
- An update on the location of the metal sculpture that used to be along Rt. 63: it's now by a pond.
- All of the Thomas Aquinas College homes are now occupied.
- There were some high-level staff changes at the Moody Center.
- A block party was held for staff at the Moody Center and its neighbors to meet, and it went well.

VII. UPDATE ON PUBLIC SAFETY COMPLEX

SS gave an update. Highlights included:

- A history of the complex.
- The proposed design of the complex, and some of the uses of the land upon which it will sit.
- There is a public hearing on the design of the building on approximately February 3; exact date to be announced.
- The budget for the project is being drafted.
- The Public Safety Committee must appear before the Conservation Commission and the Zoning Board of Appeals.
- The project is moving along.
- There have been public meetings held by the committee, and they have been poorly attended. The committee is trying to be very transparent. Information on the project is available to the public on the town's website.
- HS asked if there has been much controversy surrounding this project, especially regarding the wetlands. SS said experts have examined the proximity of the wetlands to the building site, and the Conservation Commission will address this.
- If the plans are approved by the Conservation Commission and the Zoning Board of Appeals, then the plans will come before the Planning Board for a site plan review.

VIII. DLTA APPLICATION SUBMISSION

SS gave an update on the DLTA application submission. Highlights included:

- There was a deadline, so SS presented the application to the Selectboard at their recent meeting.
- The application contained the same funding requests as last year's application: for technical assistance on solar bylaws, and for the pollinator corridor.
- The Selectboard did not indicate much support for the Planning Board's application. They have other priorities.
- The Selectboard did not approve the Planning Board's DLTA application last year.

IX. OTHER BUSINESS NOT ANTICIPATED BY THE CHAIR 48 HOUR PRIOR TO THE MEETING

There was none.

X. VOTE TO ADJOURN

MOTION BY JG TO ADJOURN. TP SECONDED.

ROLL CALL VOTE:

MR YEA
TP YEA
HS YEA
JG YEA
SS YEA

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 4:30pm.

Documents presented at this meeting:

- The meeting agenda.

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

Approves. 4/12/2023
[Signature] - Chair