

**PLANNING BOARD
THURSDAY, JANUARY 23, 2020
REGULAR MEETING - 4:00PM
SELECTBOARD MEETING ROOM, TOWN HALL, NORTHFIELD
MEETING MINUTES**

Members Present: Steve Seredynski, Chair (SS), Tammy Pelletier (TP), Meg Riordan (MR), Homer Stavely (HS)

Members Absent: none

Others in Attendance: Wendy M. Levy, Boards Clerk

CALL TO ORDER

SS called the meeting to order at 4:10pm.

I. WELCOME WENDY LEVY, NEW BOARDS CLERK

SS introduced Wendy M. Levy to the other Planning Board (PB) members.

II. APPROVE MINUTES

SS asked the Board to approve the minutes from the December 19, 2019 meeting. There were no amendments and no discussion.

**MOTION BY HS TO APPROVE THE MINUTES OF DECEMBER 19, 2019. MR SECONDED.
MOTION CARRIED 3-0. [NOTE: TP HAD NOT YET ARRIVED]**

III. MEMBERS TO SIGN CAMPAIGN FINANCE REPORT

SS received documents from the Town Clerk that the state is requiring elected officials to sign. This document certifies elected officials have not raised or spent public funds in their campaigns. The PB members signed these documents.

[Note: TP arrived at the meeting.]

The PB members reviewed the draft minutes from the July 18, 2019 Public Hearing. There were no amendments. MR said she was absent from that meeting and will abstain from voting to approve the minutes.

**MOTION BY HS TO APPROVE THE MINUTES OF DECEMBER 19, 2019. TP SECONDED.
MOTION CARRIED 3-1, WITH MR ABSTAINING.**

IV. ECONOMIC DEVELOPMENT

SS reported the Idyllwood appeal is scheduled for a pre-trial hearing on June 30, 2020.

SS received notice that Four-Star Farms is developing a micro-brewery, and installing a solar array to power their farm. A discussion ensued on their plans and the approval process. The PB needs to take no action on this item at this time.

SS reported on the Business Park Committee, of which he is the representative from the PB. The committee will appear before the Selectboard on Monday, January 27, to seek funding for the development of a business park in Northfield. SS briefly discussed the history of the business park,

and noted the previous studies and plans for the project date back to 1977 and are all in favor of the project, as is the 2014 Master Plan. HS said the FRCOG supports it, too. SS said the Business Park Committee will seek Town Meeting funding this year, and that receiving this money will better help position the project for grant funding.

V. ONGOING MASTER PLAN REVIEW

MR gave a brief overview of the review to get TP up-to-date on the process, which includes assessing how the town is doing in making progress toward the 2014 Master Plan's goals.

MR agreed to review Sections 7 & 8.

HS noted that Section 5's goal, "to maintain public facilities, improve public services, and enhance communities," involves some public relations to promote that Northfield is open to sustainable businesses that will support the community.

SS distributed a list of major Main Street businesses that are closed, remain open, and are new, since the 2014 Master Plan was published. A discussion ensued on this subject.

MR noted she reviewed Sections 1 & 2 at the last meeting.

HS reviewed Sections 5 & 6. Some highlights included a list of municipal and private-sector community partners to support Section 5's goal; ideas, assets, and challenges to Section 6's goal, "to expand housing opportunities and support neighborhoods"; Montague's various villages and town centers and what the PB can learn from their successes; and the Four Star Farms plans and how they may develop an identity for that neighborhood.

SS discussed the continuing process for reviewing the 2014 Master Plan, and his desire to complete the review and submit it to the Selectboard. Although SS noted there is no deadline, it could be affected by whether the town gets DLTA funds. HR requested a shorter, more concise document on what still needs to be done; MR agreed to draft that.

VI. ANY TOPICS NOT ANTICIPATED BY THE CHAIR 48 HOURS IN ADVANCE OF THE MEETING

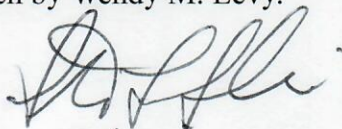
There was none.

VII. ADJOURN. NEXT MEETING TENTATIVELY SCHEDULED FOR FEBRUARY 20, 2020

The next meeting date is still to be determined; possibly February 20.

MOTION BY SS TO ADJOURN AT 5:25PM. MR SECONDED. MOTION CARRIED 4-0.

Submitted from minutes taken by Wendy M. Levy.

Approves: 
Chair