

## Minutes of Planning Commission Meeting July 19, 2010

### Roll Call: 7:00 pm

Planning Commissioners present were Chair Fitzhugh, Supplee, Jeffrey, Dollenmaier, and Stones. Michele Braun was present as Clerk. Members of the public present included Ashley Brooks, Kevin Barrows, Lynn Barrows, and Patrick Demasi.

### Approval of Minutes

Stones moved to approve the minutes of Meeting 10-06, June 21, 2010. Jeffrey seconded the motion. Dollenmaier pointed out that she was not present for the June meeting, and therefore could not have moved to adjourn it. June minutes need to be corrected accordingly. **The motion passed 4-0-1.**

### Subdivision

Kevin Barrows has applied to subdivide his property on Barrows Road. Mr. Barrows presented a preliminary survey, and noted two areas that require correction, because the metes and bounds in the deeds do not correspond to the boundaries on the ground. He also noted that a fifty-foot right of way will serve the new lot.

Jeffrey moved to approve, subject to the filing of a plat showing the necessary corrections and showing the rights-of-way; Supplee seconded the motion. **The motion passed 5-0-0.**

### Site Plan

The Village of Northfield has applied to construct a garage near the wastewater treatment plant on Dog River Drive. The Commission discussed the elevation of the site, according to the FEMA FIRM and the DuBois & King plans. Mr. Demasi answered the Commission's questions, indicating that the Town will apply for a LOMA; there will be exterior lighting just over the garage doors; the building will be used to house the equipment currently housed in the lower level of 51 S Main St; there will not be trees planted for screening, but there are some young trees along the riverbank that will eventually provide some screening; part of the road is impassable in flood conditions, and plans have to be made to relocate emergency vehicles in the event of a flood.

Jeffrey moved to approve the request; Stones seconded the motion. **The motion passed 5-0-0.**

### Signs

The Square Biscuit Restaurant has applied for a permit for a sign. They have already repainted the existing sign with their new logo. Dollenmaier moved to approve the request; Stones seconded the motion. **The motion passed 4-0-1.**

People's United Bank has applied for a permit to replace Chittenden Bank signs on two ATMs with People's United Bank signs. The signs will be the same size and in the same location as the existing signs. Stones moved to approve the request. Jeffrey seconded the motion. **The motion passed 5-0-0.**

### Next Regular Meeting

August 16, 2010

### Adjournment: 9:05 pm

Dollenmaier moved to adjourn. **The motion passed 5-0-0.**

Michele Braun  
Zoning Administrator / Clerk