

DRAFT Minutes of Planning Commission Meeting September 15, 2014

Roll Call: 7:03 pm

Planning Commissioners present were Supplee, Jeffrey, Donahue and Dollenmaier. Michele Braun was present as Clerk.

Members of the Public Present:

Liza Nesbitt – 94 Western Ave Northfield, VT 05663.

Jennie Zea – 94 Western Ave Northfield, VT 05663.

Tom Nesbitt – 1400 Shaw Mansion Rd Waterbury Ctr, VT 05677

Donna & Mark Failey – 1756 Loop Rd, Northfield, VT 05663

Carolyn & William Pedrick – 1616 Loop Rd, Northfield, VT 05663.

Approval of Minutes

Supplee moved to approve the minutes of Meeting 14-08, August 18, 2014; Donahue seconded the motion.

The motion passed 3-0-1.

Commissioner Beal arrives.

Subdivision

David & Liza Nezbitt and Brian & Jennie Zea have applied to subdivide their property on Loop Road. The property consists of 10.3 acres, undeveloped land. The proposal is to create two lots, one of 5.6 acres and one of 4.7 acres.

Liza Nezbitt presented plans.

Bill & Carolyn Pedrick:

Express concerns- driveway is up against property line.

Tom Nesbitt – discussion of ROW, utility easement and powerlines.

Question from neighbor regarding one lot behind the other – minimum acreage, width of ROW.

Public hearing closed at 7:20 pm.

Dollenmaier moved to approve the subdivision; Beal seconded the motion. **The motion passed 5-0-0.**

Other Business:

Town Plan adopted by Select board.

Steve Jeffrey committed to having Michele Braun give them a track changes version, and to working with subcommittee of Select board to ensure their satisfaction with the plan and/or amend as needed.

Dollenmaier moved to adjourn; Beal seconded the motion. **The motion passed 5-0-0.**

Adjournment: 7:40 pm

These minutes are subject to change at the next regular meeting; however, they are substantially correct.