

TOWN OF NORTHFIELD, VERMONT
PLANNING COMMISSION
Minutes of January 23, 2023

The meeting was held at the Community Room of the Brown Public Library, and was also streamed via the Town Zoom account for the benefit of those unable to attend in person.

The meeting was called to order at 6:04 pm by Chair Laura Hill-Eubanks.

Roll Call: Present for the meeting were Commissioners Laura Hill-Eubanks, Nancy Peck, Ruth Ruttenberg, Chandra Blackmer, and Aaron Rhodes. Laura Hill-Eubanks, Ruth Ruttenberg, Nancy Peck, Aaron Rhodes attended the meeting from the Community Room, along with Clerk Mitch Osiecki. Chandra Blackmer participated remotely. Ruth Ruttenberg arrived about 6:15.

Set/Adjust Agenda: No adjustments to the agenda.

Zoning Regulation Updates:

Ruth noted that the Vermont legislature is contemplating regulatory changes to address housing. Asked if it might be possible to look at measures they might be considering for possible inclusion in Northfield zoning regulations.

The PC anticipates completing a draft of the zoning regulations by May. It's not certain the legislature will have finished their work by then, but it's worth keeping abreast of their work.

Discussion of 3.3 – Interpretation of Boundaries and 3.4 – Lots in More than one Zoning District.

Mitch advised that he is not sure either of these are issues, as Northfield Zoning Districts tend to run along parcel boundaries. It's not obvious that there is likely to ever be any ambiguity as to which zoning district standards are to be applied, but there's no harm in adding this language just to be safe.

Completed review of draft document to Section 4.4 – Frontage and Access.

Approval of Minutes:

Nancy Peck moved to table approval of minutes of December 14; Aaron Rhodes seconded.

Vote to approve: 4-0-1.

Nancy Peck moved to approve minutes of January 11 (with edit to note Chandra Blackmer arrived at 7:00; Aaron Rhodes seconded.

Vote to approve: 4-0-1.

Next Meeting:

February 1, at 6:00.

Adjournment: Ruth Ruttenberg moved to adjourn; Aaron Rhodes seconded.

Vote to approve: 5-0.

Meeting adjourned at 8:11 pm.