

**TOWN OF NORTHFIELD
PLANNING BOARD
May 5, 2014
MINUTES**

Members present: Doug Read, Jason Durgin, Mike Murphy, Wayne Crowley and Glen Brown.

Minutes: Mike Murphy moved, seconded by Wayne Crowley to accept the minutes of April 7, 2014 as read. Motion passed.

Review Articles 4-5.6 of the Subdivision Regulations:

- 4.1- A- 3: change “explaining” to “Refer applicant to”
- 4.2: what constitutes a major subdivision? Discuss the reason for requiring a build out plan for any remaining acreage that could be further subdivided as this seems to be an unnecessary exercise.
- 5.1 – A: Change “Forwarded to the Circuit Rider Planner for review *“as required”*. The *“Secretary of the Planning Board”* will contact
- 5.5 – C: add *“(see application)”*
- 5.6-A-1: remove “with no potential for re-subdivision”
- 5.6 – B: change to “Conceptual Consultation Phase” in both places and remove “minor”
- 5.6 – C: Design Review (as outline in Section 4.2) in “*not*” required “*for a minor subdivision*”

Master Plan update:

- Under “Current Land Use Development patterns – Industrial and Commercial Development – update with information relative to the ERZ and TIF districts and the development of the NEDC.
- Map 6-1 – Title needs to be re-aligned
- Under Land Use and Zoning add information about the updated wetlands overlay.
- Objective A-2, long term growth management, add that this was completed and allowed to expire.
- Objective B -2 – not approved by voters at a public hearing
- Objective C – Add information relative to NEDC
- Objective C-2 – Change “only allow” to “promote”
- Objective C-6 – update DOT’s status on Exit 19
- Objective D-2 – We have adopted an open space ordinance
- Objective E-6 – We have added lighting regulations
- Objective E-2 – ongoing
- Add the summary of responses to the 2012 survey.

Other: Mary Lee was present to update the Board on the status of the Northern Pass project and other energy projects expected within the state. She commented that Master Plans are an important tool for towns as large energy corporations are required to abide by the objectives of

the Plans. She urged members to participate in the State's process of planning for these future energy projects.

Meeting adjourned at 8:50 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 06-02-2014