

**NORTHFIELD PLANNING BOARD
MEETING MINUTES OF DECEMBER 5, 2022**

Members Present: Wayne Crowley, Joyce Fulweiler, Ken Tripple, Mike Witzgall, Doug Read, Jason Durgin
Staff: Stephanie Giovannucci

There being a quorum Chairman Wayne Crowley called the meeting to order at 7:00pm, introductions were made by the board.

Chairman Crowley appoints Ken Tripple as a full board member for this meeting.

- **Minutes:**

Fulweiler/Tripple moved to approve the meeting minutes for November 7, 2022 as corrected. **Motion Passed**

- **Christopher Knight request for an extension on his approved Site Plan application.**

Board reviewed his request. Mr. Knight stated that he has finally received all of his state permits which was the cause of hold up on the project. Now he will be moving forward with contracts with Eversource and as recently made an agreement with a company who will be responsible for constructing the solar project. He added that the extension will all him ample time for the remaining pre-construction work to be done, contracts to be finalized and finalizing the actual construction.

Durgin/Read move to extend the Site Plan approval for an additional 12 months. **Motion Passed.**

- **Ordinance Review**

Tower Ordinance: Mrs. Giovannucci reported that the Town Ordinance was adopted at the Town meeting dated March 17, 2001.

Policies & Procedures: Board discussed the location of fees, Mrs. Giovannucci stated that they are listed on all applications.

Fulweiler/Witzgall moved to update the Rules and Procedures to remove Article 11. **Motion Passed.**

At the next meeting the Board will approve the amendment.

Zoning Ordinance: Board reviewed the proposed article write ups, and agreed to make some changes to the descriptions of the zones. Reviewed the propose commercial sign addition, and agreed to 75 square feet for the complex signs. Board reviewed the use charts and agreed to make the ADU's in all zones a P for permitted.

Christopher Hunt talked about the original zoning, the village district and the master plan. He added that the Master Plan receives a lot of input from the citizens. Mr. Hunt suggests that each change be its own separate article and feels that proposed map is not good.

Board discussed and agreed to hold an additional meeting on December 19th to finalize the wording prior to the Public Hearing on January 9th.

Board discussed the Master Plan and that the work will need to begin in 2023. Mr. Crowley asked Sel. Durgin to make sure there is funding in the budget for outside assistance with putting it together.

There being no further business, meeting adjourned at 8:47pm

Minutes approved December 19, 2022