

**NORTHFIELD PLANNING BOARD
THURSDAY, SEPTEMBER 27, 2023
REGULAR MEETING
REMOTE MEETING VIA ZOOM
MEETING MINUTES**

Members Present: Chair Stephen Seredynski (SS), Joe Graveline (JG), Meg Riordan (MR), Tammy Pelletier (TP), Michele Wood (MW)

Members Absent: none

Members of the Press: Dominic Poli of *The Greenfield Recorder*

Others in Attendance: Tom Jackson, David Peters, Peggy Kocoras

Please note, because of Zoom's participation structure, attendance may be incomplete.

I. CALL TO ORDER

Chair SS called the meeting to order at 4:02pm.

II. ESTABLISH A QUORUM

SS announced a quorum has been met.

MR shared a document showing the Planning Board's agenda for this meeting.

III. ANR APPLICATION FROM CAMP NORTHFIELD

MR shared a document: The Camp Northfield ANR application.

MR shared a document: The Plan of Land for the Northfield Bible Conference, Inc.'s land at Map 6 - Lot 4A (Pierson Road).

David Peters of the Northfield Bible Conference reviewed details on the plan of land, including a part of the parcel on which they may want to build a house in the future.

SS asked Mr. Peters if he could respond with the square-footage and frontage of the relevant area. Mr. Peters responded: the area is 1.15 square feet; he did not have the frontage information with him.

Mr. Peters noted the other houses on Pierson Road are set back, and should they put a home on this parcel, it would also be set back.

JG said the lot is well above the minimum.

JG pointed out the access parcel will never have adequate frontage for a buildable lot under the town's current bylaws. Mr. Peters acknowledged he was aware of this. He added that while there is not enough land for two buildable lots, there is enough for one, which is why he has submitted this ANR application.

MOTION BY JG THAT THE PLANNING BOARD APPROVE THE ANR SUBMITTED FROM THE NORTHFIELD BIBLE CONFERENCE TO APPROVE THE CREATION OF THE LOT. MR SECONDED.

ROLL CALL VOTE:

MR YEA

TP YEA

JG YEA

MW YEA

SS YEA

MOTION CARRIED UNANIMOUSLY.

SS explained that all Planning Board members must sign the documents, and this will take some time. The Town Clerk will notify Mr. Peters when this is complete.

Mr. Peters left the meeting.

SS announced Planning Board members will also have to sign the mylar copy of the plan the Board approved over a year ago for the L'Etoiles' project. The L'Etoiles neglected to include the mylar copy during the initial signing. SS instructed everyone except for MW to sign because she was not a member of the Planning Board when this project was approved.

Mr. Jackson left the meeting.

IV. APPROVE MINUTES OF 7/27/2023

MOTION BY TP TO APPROVE THE MINUTES FROM JULY 27, 2023. MW SECONDED.

SS pointed out JG was not at the July 27 meeting, so he will not be called for roll.

ROLL CALL VOTE:

MR YEA

TP YEA

MW YEA

SS YEA

MOTION CARRIED UNANIMOUSLY.

V. PLANNING BOARD REPRESENTATIVES NEEDED

a. Community Preservation Commission (CPC)

b. FRCOG Planning Committee

MR shared and reviewed a document, "Planning Board Representatives," which included a list, plus explanations, of the positions needing to be filled.

MR noted TP has served as the Planning Board representative to the CPC for many years. She is recommending TP continue doing this because of TP's expertise, which is required to adequately

represent the Planning Board on the CPC. MR recommended MW serve as the FRCOG representative to learn more, and then next year the Planning Board can revisit who will represent it on the CPC.

MR shared and reviewed a document, "FRCOG: Franklin Regional Planning Board web page," with the meeting schedule. A discussion ensued on the FRCOG Planning Board, its members, when they meet, and what happens at the meetings.

TP reviewed the CPC's work on housing and its challenges. Mainly, because Northfield has no housing representative. TP said she has discussed this with the Council on Aging, and one helpful project to address the need for senior housing is to fund the building of ADUs (accessory dwelling units), such as "in-law apartments" in existing homes.

TP said she will continue serving as the Planning Board representative to the CPC.
MW said she is interested in serving as the Planning Board representative to the FRCOG Planning Board. SS said he will contact the FRCOG to make this arrangement.

VI. UPDATE: PIERSON ROAD CAMPGROUND

SS discussed recent personnel changes at the Moody Center, which owns the Pierson Road Campground.

SS said the lots for the cabins are cut out, and the pre-fabricated cabins will begin arriving in November. Next will be the installation of the water and approved septic system. The plan is for the campground to open in 2024.

VII. UPDATE: PINE MEADOW ROAD SOLAR PROJECT

SS announced the parties have come to an agreement without going to court. Even though the Planning Board was a defendant, they are not privy to the settlement details. What the town's attorney did convey, however, is that no changes were made to the approved plan, so it will proceed as-approved.

VIII. UPDATE: LANE CONSTRUCTION / NORTHEAST PAVING SOLAR PROJECT

SS reminded the Planning Board that they approved this project years ago. There was no special permit necessary because its location is in the solar overlay district. But, nobody ever pulled a building permit for the project, so the question remains: are they doing this project? SS tried contacting the current property owners, Northeast Paving, to no avail.

IX. UPDATE: REVELL AND HOLTON PROJECTS

SS reminded the Planning Board that they approved the site plans to change the buildings to bed-and-breakfasts. Building permits were pulled for this project, but there are no plans for construction at this time, as per representatives from the property owners: the Moody Center.

MW asked questions about the campground's special permit and the Registry of Deeds, the Conservation Commission, and the water company. SS responded: none of these things are the purview of the Planning Board. Jim Hawkins, the Building Inspector, issued the building permit, and he is responsible for enforcement of any projects the Planning Board approves. All questions should be directed to Mr. Hawkins.

X. POSSIBLE FUTURE ZONING BYLAW PROJECTS

- a. Accessory Dwelling Units (ADUs)**
- b. Battery Energy Storage Systems (BESSes)**

SS contacted the Massachusetts municipal association for examples of other towns' bylaws on these topics. He asked the members of the Planning Board to review them, and do their own homework, to prepare for discussion on ADUs and BESSes.

XI. ANY BUSINESS NOT ANTICIPATED BY THE CHAIR 48 HOURS PRIOR

There was none.

MOTION BY JG TO RECOMMEND APPROVING TP TO THE CPC. MW SECONDED.

ROLL CALL VOTE:

**MR YEA
TP YEA
JG YEA
MW YEA
SS YEA**

MOTION CARRIED UNANIMOUSLY.

MOTION BY TP TO NOMINATE MW FOR THE PLANNING BOARD FRCOG REPRESENTATIVE. JG SECONDED.

ROLL CALL VOTE:

**MR YEA
TP YEA
JG YEA
MW YEA
SS YEA**

MOTION CARRIED UNANIMOUSLY.

XII. ADJOURN

MOTION BY JG TO ADJOURN. TP SECONDED.

ROLL CALL VOTE:

**MR YEA
TP YEA
JG YEA
MW YEA
SS YEA**

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 4:39pm.

Documents presented at this meeting:

- The meeting agenda.
- The Camp Northfield ANR Application
- The Plan of Land for the Northfield Bible Conference, Inc.'s land at Map 6 - Lot 4A.
- Planning Board Representatives to the CPC and FRCOG Planning Committee

Respectfully submitted by Wendy M. Levy from minutes taken by Wendy M. Levy.

Approves 11/30/2023
D. H. - Chris