

**NORTHFIELD PLANNING BOARD
MINUTES – MARCH 12, 2003**

Meeting called to order at 7:30 by Chairman Christopher Hunt. Members present: Doug Read, Dick Cullen, George Flanders, Fran LaBranche, Christopher Hunt, Glen Brown, Bill Dawson, Dick Maher, Gloria Pickering and Michelle Bonsteel. Also present: Greg Tansley, LRPC and Eliza Conde, Secretary.

1. ALV, Inc.: Public hearing for the purpose of considering revocation of the approval granted to ALV, Inc. by the Planning Board on April 2, 1969. The Planning Board is considering revocation of approval for lots known as R11, lots 9-3,9-4,9-5,9-6,9-7,9-8,9-9,9-12 and 9-13. Public hearing requested by ALV, Inc. and continued from February 12, 2003. Atty. David Hiltz, representing ALV, Inc. requested a continuance of this hearing as the owner is out of state and documents are not available at this time. Dick Cullen moved, Glen Brown seconded to continue this hearing until April 9, 2003. Motion passed.
2. Briana & Robert Gallo: Application for a Site Plan Review for an Educational Facility at 46 Peverly Road (Map R6, Lots 45 & 51) in the R1 zone. Briana Gallo Presented a new site plan design which more clearly displays the location of the proposed septic system, garbage dumpster, manure storage and the platforms for the Yurts. In order to eliminate the need for easements, the Gallos propose to merge lots 51 and 58.

Public Hearing: Ken LaCourse, abutter, reviewed the revised map and had no comment. There being no other comments, the public hearing was closed.

In response to questions from the Board, Ms. Gallo explained that the yurts are seasonal, canvas structures which will be placed on pressure treated platforms supported by sauna tubes. The yurts all have access doors and fire alarms for emergency exit. The bathroom structures for each yurt could be removed seasonally if the Board required it. They will be wooden structures with running water. Water will be supplied by the existing house well which is being tested by the state for approval to serve the public. Doug Read pointed out that any proposed sign would have to meet town requirements for size and location. Greg Tansley reported that the Fire, Road and Police Departments had each returned their comment sheet stating they saw no problems with the proposal. Glen Brown moved, Bill Dawson seconded to approve the Site Plan as presented with the conditions that the septic system design be approved by the State and that lots 51 and 58 be merged. Motion passed.

Briana Gallo then presented the Board with the Notice of Merger form which the Board approved and Chairman Hunt signed. This form will be filed at the Merrimack County Register of Deeds.

Dick Cullen made a motion to recommend to the Selectmen to reappoint Fran Labranche and George Flanders to the Board.

Greg Tansley discussed the necessity to work on the all the ordinances now that the Interim Growth Management ordinance has passed. It is very important not to wait until the end of the year to work on this. The Board will need to look at all options, review what is already in place, what needs to be changed, look at the zoning map and think about how it should look. The Board will be looking at community facilities also, as they are affected by growth. The Board would like to look at other town's ordinances and perhaps have experts speak to the Board.

The Impact Fee Ordinance will also need to be worked on soon, as it should be in place should any commercial or industrial developments come before the board in the next year. Christopher Hunt suggested the Board still needs to look at revoking old subdivisions with paper streets.

General discussion followed about how to manage growth. Growth management can limit the number of houses per year and/or control where housing will be allowed. The whole zoning ordinance will be looked at and the Board will need to decide what needs to be changed in order to reflect the needs and desires of the town as expressed in the Master Plan.

Meeting adjourned at 8:50 PM.

Respectfully submitted,

Eliza Conde, Secretary