

**NORTHFIELD PLANNING BOARD
MASTER PLAN WORKSHOP
MINUTES – JUNE 5, 2003**

Meeting called to order by Chairman Christopher Hunt at 7:10 PM. Members present: Doug Read, Christopher Hunt, Gloria Pickering, Dick Maher, Michelle Bonsteel, George Flanders, Bill Dawson and Glen Brown. Also present: Greg Tansley and Mike Izard of LRPC and Eliza Conde, Secretary. Michelle Bonsteel moved, Gloria Pickering seconded to accept the minutes of April 23, 2003 minutes for the last Master Plan workshop. Motion approved.

Greg Tansley presented the draft of the Land Use Chapter of the Master Plan as derived from the last meeting as well as from the survey and public forums. He reviewed the map and discussion of the present uses of land in Northfield and then presented the “Future Land Use” map which generated lengthy discussion. Discussion revolved around how to develop zones which would create a “smart growth” pattern for the town. The consensus seemed to be that it makes good sense to encourage higher density growth nearer the center of town where there are facilities available, or could be available and leave the rural areas less densely developed. The zones created on the map allow for different types of development, a village area, a multi-family area, an agricultural/residential area, a commercial/industrial zone and a recreation zone along the Winnepesaukee River. The Board felt that the area north of Bay Hill Road to the River should remain as Conservation.

Mike Izard presented the beginning of the Community Facilities chapter which deals with the services to the community and the facilities available. The School additions project does not really address projected growth at this time as it is addressing present needs. The recycling area may need to be looked at in the future as more space may be needed. The Town Garage and Town Hall buildings are in need of expansion in the near future and the Police Department building has about a 10 year life span at this time. The land use map in the previous chapter allows for a commercial/industrial zone south along Route 132. If this were to be established, sewer and water would need to be provided in order to encourage growth in this area.

The next meeting for the Master Plan will be July 23, 2003 at 7:00 PM. Greg and Mike will provide copies of the completed draft of Phase 1 of the Master Plan to the board before the meeting so that it can be reviewed.

Doug Read asked about the relationship of the CIP committee with the Planning Board. The CIP is a function of the Planning Board and should be chaired by a Planning Board member. The Planning Board needs to be involved in the recommendations for the CIP. This will be discussed at the next meeting.

Meeting adjourned at 9:25 PM.

Respectfully submitted,
Eliza Conde, Secretary