

**NORTHFIELD PLANNING BOARD
MINUTES – JUNE 11, 2003**

Meeting called to order at 7:30 by Chairman Christopher Hunt. Members present: George Flanders, Christopher Hunt, Glen Brown, Gloria Pickering and Dick Maher. Also present: Greg Tansley, LRPC and Eliza Conde, Secretary. Chairman Hunt asked Dick Maher and Gloria Pickering to sit at the board for this meeting.

Motion by Glen Brown, seconded by Dick Maher to approve the minutes of 05-14-03 as read. Motion passed 4-0.

Informal Discussion: John Guiheen was present to discuss his possible plans to construct a building on land of Albert Loranger (U5, Lot 7) for retail sales of construction and industrial equipment. He would plan to use about 8 acres of the parcel and leave the rest in Current Use. The land is in the C/I zone. Christopher Hunt replied that the Board would be concerned about traffic and would request an estimate of traffic involved. The Board would also consider whether this type of use is consistent with the area and the zoning ordinance. Dick Maher asked about sewer and water. Mr. Guiheen would like to connect if it is possible. Mr. Guiheen plans to meet with the Road Agent about the road and needed improvement. Forrest Road is presently being improved and widened. Mr. Guiheen's business is "auction to auction", he purchases equipment at auctions, makes necessary repairs and then sends them to auction. He does not plan to be a repair shop for other equipment. Christopher Hunt explained that because there are residences in this particular C/I zone, there have been problems with noise complaints and the Board would require a buffer zone to reduce noise issues. Christopher Hunt suggested that Mr. Guiheen come to the board with a conceptual design to get a better idea of what the Planning Board requires before going ahead with the full Site Plan. It was not determined whether a full survey would be required.

Informal Discussion: Wendy Kenneson, YO director, presented plans for a skate board park at the Union Sanborn School. The board generally supported this plan, but was concerned about liability and maintenance issues. Greg Tansley will research whether a formal site plan is required for this project.

Kevin Watters: Application for a Site Plan Review for Conference Center Phase #1: Caretaker's residence on property at 130 Shaker Road (Map R14, Lot 5) in the Conservation zone. Greg Tansley explained that a site plan needs to comply with the zoning ordinance. This project was granted a special exception through the Zoning Board of Adjustment 11-28-01 for the specific plan as presented on that date. The Planning Board needs to determine if this new proposal meets the special exception that was approved. Christopher Hunt pointed out that the exception as approved did not include a separate house and the driveway is in a different location. Greg Tansley read the minutes of the ZBA 11-28-01 meeting concerning the Watters application for a conference center. The motion to approve the exception specifically states the approval is for the plan as presented at that meeting. The general consensus of the board was that

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this additional building was not approved by the ZBA and the Planning Board should not try to interpret the intentions of the ZBA. Kevin Watters asked if he would need to go to the ZBA any time a change was made in his plans. Greg Tansley explained that the difficulty is in the wording of the motion. Perhaps the ZBA could amend that motion to approve the conference center and associated buildings and uses which would cover changes made to the plans as the center is developed. The Planning Board wants to avoid any future problems caused by allowing a second residential building on this property. Dick Maher moved, Glen Brown seconded to not accept this application as complete. Motion passed 4-0.

Review revocations of subdivisions: ALV, Inc has been recorded, Hart Hill subdivision on Oak Hill has had notices sent out, Monique Cormier and Andrew Robert being notified this week. Research is still continuing on the status of other subdivisions.

Christopher Hunt is concerned about the number of driveway permits being allowed on Route 140 which is a limited access road. A wetland permit was granted to Monique Cormier to access a lot through Kip Cormier's lot from the back and now there is a new entrance on Route 140. He requested that the Board send a letter to District #3 inquiring about the status of driveway permits on Route 140.

Dick Maher asked about the assessment of impact fees and what can be included. Discussion of the impact fee ordinance, its effectiveness and what can be charged followed.

Glen Brown moved to amend the minutes of 05-14-03 to add the RSA number and change Ody Cormier to Monique Cormier/Astoria Properties. Motion seconded by Dick Maher and approved 4-0.

The Board reviewed correspondence.

Meeting adjourned at 9:20 PM.

Respectfully submitted,

Eliza Conde, Secretary