

**TOWN OF NORTHFIELD
PLANNING BOARD MINUTES
January 12, 2005**

Members present: Doug Read, Dick Maher, Christopher Hunt, Bill Dawson, Fran LaBranche, Glen Brown. Also present: Mike IZard, LRPC and Eliza Conde, Secretary.

Dick Maher moved, seconded by Bill Dawson, to accept the minutes of December 8, 2004. Motion passed.

Cross Mill Village, LLC and MATJRM II, LLC: Continuation of Site Plan Review for a proposed 70 unit residential development for 55+ years residents. Development to comprise of 35 duplex units on 52.95 acres on Cross Mill Road, Tax Map R4, Lots 2,4,5 and 6 in the R-2 zone.

Cross Mill Village, LLC: Continuation of application to subdivide the above pending 70 Unit residential development into Condominium units on 52.27 acres on Cross Mill Road, Tax Map R4, Lots 2,4,5 and 6 in the R-2 zone.

Cross Mill Village, LLC and MATJRM II, LLC: Continuation of application to merge lots known as Tax Map R4, Lots 2-1,4,5 and 6 in the R-2 zone.

There being no one present to represent Cross Mill Village and because of inclement weather, the board moved on to the next items.

Stephen Converse: Application for a 2 lot subdivision of 5.90 acres on Rand Road, (Tax Map R17, Lot 41) in the R-1 zone. Surveyor Ron Johnson, representing Mr. Converse, presented his plan for two lots which has been reconfigured to give at least 150 feet of frontage on the Class V part of Rand Road. There will now be a shared driveway for the two lots. Mr. Johnson stated that the plan has DES approval, it meets the required lot sizing based on soils and slopes and includes all the changes suggested at the last meeting. Christopher Hunt questioned the angle of the driveway at the boundary line. Mr. Johnson noted that there is about 20 feet before the driveway angles out, so that the entrance and exit will have safe vision distance. Fran LaBranche asked about the re-location of the existing sheds which will be moved to the lot with the existing home. Dick Maher suggested that a note is needed on the plan relative to the common driveway and easements. Mr. Johnson agreed and will include the easement wording in the deeds as well.

Mike IZard explained to the Board that for this particular subdivision, looking at the "worst case scenario" as Mr. Johnson did, (where the soil is the worst for building) is an acceptable method of determining the required lot size. However, if the town is interested in gaining more information relative to soil types, then the Board should require actual soil typing for all subdivisions. Considerable discussion followed about whether the town needs that information, the cost of requiring soil typing and how the information would be helpful. It was the general consensus, that unless the property was in an aquifer or had considerable wetlands involved, it is probably not necessary to require the testing. Perhaps it can be made a requirement and allow waivers for lots that are not deemed appropriate for testing. Public hearing opened and closed with no comment. Fran LaBranche asked the board if the driveway with its angle is going to cause any problems in the future with possible development further up the road. The driveway angle begins at the property line, but the additional 20 feet before it enters the road is at the correct angle.

Fran LaBranche moved, seconded by Dick Maher, to approve the subdivision as presented with the condition that there be a note on the plan and included in the deeds relative to the shared driveway easements. Motion passed.

Anthony Paul LaRosa: Informal discussion. Mr. LaRosa was not present.

ALV: Preliminary conceptual consultation (pre-application for a subdivision). Trevor Towne, representing ALV, Inc. presented preliminary conceptual maps for a 13 lot subdivision on the corner of Bean Hill and Keasor Roads with a 1,000 foot road off Keasor Road for discussion. Christopher Hunt's first comment was the condition of Keasor Road and the possible need for upgrading it. Mr. Hunt also suggested the use of shared driveways and the need to avoid steep entrances to lots. Fran LaBranche noted that these homes should have sprinklers due to the distance from the Fire Department and the length of the new road. Fran LaBranche asked Mike Izard if this would be a situation where the soil typing should be required due to the amount of wetlands on the lot. Mike responded that this was a perfect example of a lot that should have soil typing. Mr. Towne stated that it has already been completed. Christopher Hunt suggested that the wetland buffer should be flagged so that when construction is underway, the buffer isn't disturbed. Dick Maher agreed with Fran that sprinklers should be required rather than a cistern. Christopher Hunt noted that the town requires a master plan for the remaining land and also commented that he feels this plan is squeezing the lots pretty tightly given the amount of wetland area. Fran LaBranche commented that he'd like to visit the property in the spring before making any decision.

OTHER:

1. Chairman Hunt signed the mylars for Richard Young.

2. Request for comment relative to allowing a building permit on the Class VI part of Bean Hill Road (Map R17, Lot 33E). After much discussion about the condition of the road, the distance from the Class V section of the road, safety issues, etc., Fran LaBranche moved, seconded by Bill Dawson, to recommend to the Selectmen that they deny a building permit for this lot. This recommendation is based upon the concern for safety, the slope of the road, the condition of the road and many other issues that are addressed in the Town's Class VI Road policy. Doug Read suggested that the landowner needs to supply more information relative to the condition of the road, etc. as per the Class VI road policy. Discussion followed about how to get reliable information from a landowner in order to make a decision whether to allow building. Motion to recommend denial of the permit passed, 3-0.

3. Christopher Hunt asked the board if they would consider sending a letter to NHDOT recommending that the buffer along Route 140 on land owned by FAL be retained for visual reasons. A letter will be sent.

4. The Board will meet January 26, 2005 to begin work on updating the Zoning Ordinance.

5. Fran LaBranche moved, seconded by Glen Brown, to continue all three Cross Mill Village, LLC and MATJRM, LLC applications until the February meeting. Motion passed.

Meeting adjourned at 9:30 PM.

Respectfully submitted,
Eliza Conde, Secretary