

**TOWN OF NORTHFIELD
PLANNING BOARD MINUTES
February 9, 2005**

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

Glen Brown moved, seconded by Bill Dawson to accept the minutes of January 12, 2005 as read. 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.

The applicants have requested a continuation of the above three matters as they are waiting for documents and permits from the state. Motion made by Dick Maher, seconded by Bill Dawson, to continue all three applications until the March 9, 2005 meeting. Motion passed.

Anthony Paul LaRosa: Informal discussion – Mr. LaRosa asked for advice on two parcels of land on Shaker Road. He would like to subdivide one into 3 parcels and asked if his idea would fit with the zoning as the Conservation zone goes through the back portion of the lot. The lot is fairly steep and there are wet areas where the culverts have diverted water onto the lot. Christopher Hunt noted that the larger lot that extends into the Conservation zone would need 250 feet frontage. It appears that all three lots would have at least that much. On the 20+-acre lot with the existing home Mr. LaRosa asked about the possibility of a senior condo development of 10 high end dwellings. He is thinking of 2,000 square foot units in duplexes with 2 car garages. Christopher Hunt explained that the density in the Conservation zone is 5 acres per unit and 2 acres per unit in the R1 zone. Mr. LaRosa would need a variance to exceed that density. Mr. LaRosa asked if a survey would be required. A survey is required. Dick Maher strongly urged the use of sprinkler systems hooked into the domestic water system for the safety of the residents.

James & JoAnn Borda: Application for a Site Plan Review for a Commercial Kitchen, a Budget Truck Rental Office and a Storage Facility at 359 Tilton Road (Tax Map R15, Lot 76) in the Commercial/Industrial Zone. The board reviewed the Planner's report for completeness. There are questions about the various uses and whether they are allowed in the Groundwater Protection zone. Glen Brown moved, seconded by Bill Dawson, to accept the application as complete so that it can be discussed. Motion passed.

Michael Janis, representing the owner, commented that this is really a continuance of other businesses. The building was built as a restaurant, UPS used the building and Mr. Borda has had trucks in and out with the mattress business. Bill Dawson asked about the condition of the septic system. Mr. Janis stated they have not been able to find any plans and he has met with a representative of DES to determine what is there. DES suggested having a septic system

design drawn up now to be prepared if the system fails. Christopher Hunt referred to the Groundwater Protection Ordinance which specifically prohibits automotive related businesses including truck fleet terminals. Dana Dickson stated that he is unclear about the meaning of this ordinance and noted that if there were an “allowed” business there such as a restaurant, there would be more vehicles on the property.

Mike IZard spoke with DES about a business change and was told that anyone proposing a change of use would need to file an application with DES to determine if the system is adequate for the proposed use. Mr. Janis stated that he does most of the cooking at other locations, but this would be a central location for baking and storing food. There would only be 3 employees on the site. Christopher Hunt explained the responsibility of the Planning Board is to determine whether the use is allowable and whether the septic system is capable of handling the proposed use. Bill Dawson explained to Mr. Janis that though there have been prior uses similar to this, the change is that we now have a Groundwater Protection Ordinance and the town’s water supply is within 500 feet of this property. It is necessary to protect the aquifer and be sure that the septic system is functioning and that run off from the parking lot is appropriately filtered before reaching the aquifer. Dick Maher agreed that it is most important to protect the water supply and noted that to install a sewer line on Route 140 would be in excess of \$1 million.

Christopher Hunt stated that the applicant needs a storm water management plan to control and filter water before it reaches the aquifer. Bill Dawson reiterated the importance of protecting the aquifer and that the Board needs more information from someone with more expertise to design protection measures. The board’s biggest concern is the septic system which is over 30 years old and may not be functioning. It could just be filtering through the gravel and sand and entering the aquifer. Christopher Hunt noted that the system should be looked at by a qualified person to determine what is there.

Dick Maher moved, seconded by Glen Brown to continue this application until the next meeting. Motion passed. Mr. Janis was advised to get more information from DES, get a septic system design completed, determine what is in the ground and make a plan for water run off in the parking lot. Mike IZard explained that while this is a continuance of uses, there have been zoning changes and the town water supply has been located nearby. It is reasonable to request more information about the septic system.

Annual Review of Growth Management Ordinance growth indicators. Based upon the information received from the First tier communities of building permits issued and tax rates, the board felt that there was no need to implement the Growth Management Ordinance at this time. Bill Dawson moved, seconded by Glen Brown that no action is necessary at this time as no serious indicators of growth were determined. Motion passed.

Wetland Buffer Zone/Special Permit regulations. To be reviewed at the next meeting.

Meeting adjourned at 10:20 pm

Respectfully,
Eliza Conde, Secretary