

**TOWN OF NORTHFIELD
PLANNING BOARD
MINUTES – APRIL 13, 2005**

Members present: Doug Read, George Flanders, Steve Bluhm, Dick Maher, Christopher Hunt, Fran LaBranche, Glen Brown, Michelle Davis, Alternate and Michelle Bonsteel, Alternate. Also present, Mike Izard, LRPC and Eliza Conde, Secretary.

Glen Brown moved, seconded by Dick Maher to accept the minutes of March 9, 2005 as read. Motion passed.

Jon Rokeh: Informal discussion regarding future development of Tax Map R5, Lot 35-1.

Peter Holden of Holden Engineering presented informal plans for 100 units of elderly housing on 55 acres in the C/I zone on Scribner Road. The parcel is on a Class VI road which would be brought up to Class V standards. Sewer is available for the lot and municipal water would be obtained. The current zoning allows for buildings with 5 units or more with a possible density of 214 units on the 55 acres. The proposal is for 100 units on the higher portion of the land in separate 2 unit buildings. Christopher Hunt commented that town water would be best and that sprinkler systems would be expected. This project would require a Special Exception from the ZBA to allow 5 or more units/building and then a variance to allow the proposed 2 unit buildings. While the current plan is for access from Cross Mill Road, Dick Maher pointed out that access from Sargent Street would be safer for fire and rescue response. Generally the Board requested municipal water, sprinklers, handicap accessibility, downcast lighting, sidewalks and attractive landscaping. It was also noted that upgrading Scribner Road will automatically increase traffic cutting through from Franklin.

Premium Builders, Inc.: Application for a Special Use Permit within the Wetlands Buffer Zone for a single family home on Bay Hill Road, Tax Map R13, Lot 63-2 in the R-1 zone.

When Mike Izard reviewed this application there were several items missing, however after discussion it appeared that the items had been included in the original application packet. Glen Brown moved, seconded by Dick Maher to accept the application as complete. Motion passed. Douglas Stewart of Burd Engineering, representing Premium Builders, presented plans for a single family home, a septic system and driveway which would meet the zoning requirements. In order to meet the requirements, the home would need to be located on the highest point of the lot and very close to the neighboring home. The second plan which requires the Special Use Permit, locates the home and septic system within the 50 foot wetlands buffer, but allows the home to be lower on the lot, less intrusive for the neighboring home, as well as protect a stone wall and an enormous Oak tree. Fran LaBranche questioned the driveway's affect upon the natural flow of water on the lot. There will be a culvert to divert the water. The driveway has already been approved by DES and is not part of the Special Use Permit.

Public Hearing: Marilyn Rea told the Board that a test pit on the property had filled up during the last rain storm and run off ended up on the Rea's neighboring property. She is concerned that building on the lot will cause her lot to receive runoff which currently flows down to Bay Hill Road. Mrs. Rea also expressed concern that there are pink delineation markers showing drainage going on to abutting lots. Mr. Stewart responded that when grading is completed, the drainage of this lot will not be changed and in fact could be improved. Christopher Hunt replied that it is important to keep the drainage on the lot and not impact the abutting properties.

Dave Smith presented the board with pictures showing that pins have been located on abutting property. Pictures also show a 35 foot swath of sand 50 feet wide from the culvert on Knowles Farm Road on to the lot in question, exactly where the house will be located. Mr. Smith stated that the lot is very wet with underground springs. Dave Court read a letter from Mrs. Gorka with concerns about the impact this building will have on her lot as well as safety issues relative to the driveway location. Mr. Court also commented about the wetness of the area as well as the speed of travelers on Bay Hill. This driveway will be in a location with little visibility. Public hearing closed.

As a Building Permit Denial form had not been included in the application, the Board asked Dana Dickson, Building Inspector, why he denied the permit. He responded that this is an existing lot of record with very wet soils. The newly adopted Wetlands Ordinance requires a 50 foot buffer from wetlands. Premium Builders has all the approvals he needs to go ahead and build on the lot, but would prefer to locate the house and septic lower on the lot within the 50 foot buffer. Mr. Dickson denied that request and referred Premium Builders to the Planning Board for a Special Use Permit. Mr. Dickson told the board that locating the home within the buffer would create a much more attractive lot and be less intrusive on the abutters. It would also allow the builder to better address drainage issues, save the stone wall and the large Oak tree.

Glen Brown noted that the Conservation Commission recommends approval of the permit. Fran LaBranche asked for clarification of the situation. It appears that the house will be built anyway, but if the Special Use Permit is approved the location would be more desirable. Gary Roy, Premium Builders told the board that new technology for drainage is so good that there will not be any problem controlling the drainage on the lot. Dick Maher asked if there was a problem with water flowing over the septic system and was told that this would not cause any problem with the system. Doug Read pointed out that the proposed location is 38 feet from the wetlands as opposed to the required 50 ft.

Dick Maher moved, seconded by Fran LaBranche to grant the Special Use Permit. Fran LaBranche explained that this location is an improvement over the plan which meets the zoning requirements. Motion passed. Christopher Hunt reminded Mr. Roy that the Conservation Commission is to be notified before construction begins.

ALV, Inc.: Application for 13 lot subdivision of 215 +/- Acres on Keasor and Bean Hill Roads (Map R11, Lot 9) in the R-1 zone. Mike Izard informed the Board that the applicant has requested waivers for a Master Plan on the remaining land and for a survey of the remaining land. Jacques Belanger, Surveyor, representing ALV, Inc. noted that there is a survey of the property, but it was prepared by someone else and he is not able to sign off on it. Fran LaBranche was adamant that the board should not grant the waivers as it would set a precedence of leniency. Dick Maher agreed that other developers have had to conform to the regulations in the past and it would not be fair to waive these requirements. Fran LaBranche asked if the landowners would be willing to put the rest of the land in a Conservation Easement. Mr. Belanger replied that he was unable to make that decision. Mike Izard added that he was under the impression that there would be further subdivision at another time and the purpose of the Master Plan is to understand the whole concept for the entire property. Mr. Belanger agreed that there are other areas that could be developed. Mike Izard that it is important to know what is planned for the future as there are possible road improvements involved. Jacques Belanger asked if the Master Plan and survey could be submitted later. Fran

LaBranche stated that the board needs to stick with the regulations and moved that the application is incomplete. Glen Brown seconded the motion. Motion passed. The application is incomplete.

Lakes Region Heating and A/C: Application for a Site Plan Review for storage of Heating and Air Conditioning materials at 86 Bay Hill Road, Tax Map U16, Lot 35 in the R1 zone. Mike Izard's review indicated that the application did not include the checklist and questioned whether the Board would consider this as a Major or Minor Site Plan Review. Discussion followed on the difference of the requirements for Major and Minor, the fact that the size of the building would indicate it to be Major, but if the board wishes to, it can accept it as Minor. If the Board requires it to be a Major plan, there are additional requirements involved. After considerable discussion, Dick Maher moved, seconded by Doug Read, to consider this application as a Minor Site Plan Review. Glen Brown asked Eric Grennell, owner, about the parking indicated on the plan. Mr. Grennell responded that employees do leave their vehicles there during the day and an occasional customer will meet there, but it is not a retail business. Dick Maher commented that he made this motion, because this building has historically been a commercial business. The motion to consider this to be a Minor Site Plan passed, 5-1.

Mike Izard reviewed the checklist indicating that there are several items missing even for a Minor Site Plan review. Glen Brown moved, seconded by Dick Maher to accept this application as complete. Fran LaBranche noted that this is a new use, there are town regulations and this application is incomplete, therefore he does not feel it should be accepted until all requirements have been met. Dick Maher commented that he would like the applicant to return with more information. If the application is not accepted as complete, the applicant will need to re-apply. Motion failed, the application is not complete. The Board explained to Mr. Grennell what needs to be included in his application.

Byrne/Goodine/Panella: Application for a Boundary Line Adjustment at 760 Bean Hill Road, Tax Map R17, Lots 33A and 33B in the Conservation Zone. Glen Brown moved, seconded by Fran LaBranche to accept the application as complete. Motion passed. Dave Krause, representing the owners, explained that this is not creating any new lots, but gives the Goodine lot more frontage and the ability to access his lot without crossing wetlands. Steve Bluhm pointed out that Mr. Goodine's property will have 534 feet frontage, allowing him to further subdivide.

Public hearing opened and closed with no comment. Glen Brown moved, seconded by Fran LaBranche to grant the Boundary Line Adjustment. Motion passed. Christopher Hunt signed the mylars for this plan.

Other: Glen Brown moved, seconded by Dick Maher to elect Christopher Hunt, Chairman and Fran LaBranche, Vice Chairman for the following year. Motion passed.

Mike Izard informed that Board that there is a subdivision in Belmont which abuts the Town line and Belmont requires the Northfield Planning Board to sign the plan. Mike has researched this issue and learned that while it is not required, it is helpful if Northfield Planning Board would sign off. There will be a signage block with the wording "no approval required".

The next workshop will be held April 20, 2005 at 7:00 PM.

Meeting adjourned at 10:40 PM.

Respectfully,

Eliza Conde, Secretary