

**TOWN OF NORTHFIELD
PLANNING BOARD
Minutes – June 8, 2005**

Members present: Doug Read, Steve Bluhm, Dick Maher, Christopher Hunt, Glen Brown.
Alternates present: Michelle Bonsteel, Michelle Davis, Bill Dawson. Also present: Mike Izard, LRPC and Eliza Conde, Secretary.

Glen Brown moved, seconded by Dick Maher to accept the minutes of May 11, 2005 as read. Mark Hayes asked for a change of the wording relative to location of trails. Minutes approved with correction.

Chairman Hunt appointed Michelle Davis and Bill Dawson to sit for George Flanders and Fran LaBranche.

Mark Hayes: Continuation of application for a Major Site Plan Review for a Mountain Bike Park on Ski Hill Drive (Tax Map R17, Lot 21) in the Conservation Zone. Mark Hayes presented 3 maps to the board showing the requirements set forth at the May 11, 2005 meeting. The current Ski Area sign at the end of Ski Hill Road is located on town owned property and will need to be moved to Mr. Hayes' property. Discussion followed about the current sign requirements and whether his sign would be grandfathered although the town has requested that he move it. Mr. Hayes will need to apply for a sign permit and may need a Special Exception.

Dick Maher asked how the parking would be delineated to ensure access for emergency vehicles. The emergency access will be clearly marked as non-parking zone and cones or barrels can be used to indicate parking locations. If the area is busy, then an employee would guide parking.

The issue of liability for the school property has not been resolved yet as the School Board does not meet until June 20. Mark Hayes expects that he will receive approval for the use of the school lot at that meeting. As for access to the town's parcel, Mr. Hayes proposed creating a new trail on the western portion of his property avoiding any possible exposure to either bikers or vehicles using the tower access road. Mark had sent a letter to the Selectmen indicating his willingness to provide access to the town's land, but requesting that he also be allowed to use the town's land for trails in the future. Considerable discussion followed relative to access to both the school and town properties and the possibility of using the tower access road. Mr. Hayes is hesitant to allow hikers to use that road as they will not have signed the liability waiver that is required of all bikers purchasing tickets. The town of Northfield wants to establish an access to its land and Mr. Hayes wants to limit his liability. Christopher Hunt stated that an access needs to be clearly defined before the site plan is approved.

Mr. Hayes asked for the following waivers:

- From the requirement of including a surveyor's stamp on the plan
- From the required scale of 1"=50' to submit a plan at a scale of 1"=200' for the entire parcel with the base lodge area to be at a scale of 1"=50''

- From the requirement to include all natural features of the property with the exception of the two ponds near the lodge area.

Glen Brown moved, seconded by Doug Read to accept the waivers as requested. Dick Maher asked if there were any natural features that should be included and it was determined that there are no unusual features. Motion passed.

Christopher Hunt explained that the site plan will not be approved until the two issues of access to the town land and the school's release of liability are resolved. Dick Maher suggested that the Board should have letters from the Selectmen and School Board indicating agreement relative to indemnification of liability and access. Steve Bluhm pointed out that if there are to be trails on the town's property, then the town will need the same indemnification of liability that the school is requiring. Mark Hayes stated that the town can be included along with the school.

Dick Maher moved, seconded by Glen Brown to continue this application until July 13, 2005. Motion passed.

ALV, Inc.: Continuation of application for 13 lot subdivision of 215 +/- Acres on Keasor and Bean Hill Roads (Map R11, Lot 9) in the R-1 zone. Jacques Belanger reviewed the sitewalk on the property and noted that the condition of Keasor Road is of concern to the town. The Selectmen have requested that there be a traffic impact study and an engineering review of the planned upgrades and traffic study. Considerable discussion followed relative to who would be drawing up the plans for Keasor Road improvements and who would be reviewing them. Lisa Martin explained the process of reviewing proposed plans, determining the criteria of needed improvements, etc. It was agreed that ALV with Jacques Belanger will develop the plans for improvements to Keasor Road from Bean Hill Road to the beginning of the tarred portion of Keasor Road. Those plans will be reviewed by an engineer to be selected by the Town of Northfield and funded by the developer.

Chairman Hunt read a letter from the Conservation Commission expressing concerns about the proposed cul-de-sac requiring fill which would impact a nearby brook. The Conservation Commission recommended shortening the road to avoid the area needing fill, and possibly eliminating Lot G because of its impact on the brook. The Conservation Commission requested permission from the landowner to conduct a Natural Resource Inventory and strongly suggested an easement on the swamp area. Discussion followed about shortening the proposed road and the impact on the last three lots, the impact those lots will have on the brook and meadow. Mr. Belanger will look at reworking the lots to accommodate the concerns of the town.

Public Hearing: Lisa Martin wanted to clarify that she is concerned with the traffic impact on Keasor Road as there are currently several driveways with limited site distance. More traffic may create a hazardous situation. Lisa believes that the town was looking for a traffic study of the whole area, not just the area of the development. She also expressed concern about environmental issues and the impact on Wadleigh Meadow and its wildlife. She noted that this development is far enough away from the Meadow, but agreed that an easement on the Meadow area would protect the wildlife and be a better balance of housing and protected lands. Lisa asked if the Board would be requiring a study of the impact on Wadleigh Meadow as

requested by the Conservation Commission. Christopher Hunt responded that the Board would not be requiring a study of the meadow. Public hearing closed.

Dick Maher moved, seconded by Steve Bluhm to continue this application until July 13, 2005. Motion passed.

Other:

- Lakes Region Planning Commission Annual meeting – June 27
- LRPC/Impact fees – The board needs to develop methodology in order to implement the Impact Fee Ordinance. Members decided they would work on this themselves before hiring someone to develop the document.
- “Preparing for Growth to Come” - Dick Maher read an article from the newspaper.
- Need for zoning changes – the board requested Mike Izard to help with working on zoning changes.

Meeting adjourned at 10:15 pm.

Respectfully submitted,

Eliza Conde, Secretary