

**TOWN OF NORTHFIELD
PLANNING BOARD
July 13, 2005**

MINUTES

Members present: Doug Read, Steve Bluhm, Dick Maher, Fran LaBranche. Also present: Mike Izard, LRPC and Eliza Conde, Secretary.

Dick Maher moved, seconded by Steve Bluhm to accept the minutes of June 8, 2005 as read. Motion passed.

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. The Board reviewed the application and determined that the two outstanding issues were the use of the school land and access to the town property. Mr. Hayes gave the board minutes of the School Board meeting indicating that the School Board gave its approval for the use of the school's property. Since Mr. Hayes is in the process of trying to purchase the property in question, the School Board agreed to accept his insurance rider for this year. Dick Maher expressed concern about the liability issue for the school district and the Planning Board's responsibility to protect the town and school's interest. Steve Bluhm was concerned that the agreement with the school was only good for this year and what happens if the school changes its mind under new management. Lengthy discussion followed relative to the scope of the Planning Board's responsibility towards the schools liability issues as it relates to approving the Site Plan in question.

The issue of access for the Town's parcel of land is currently in the hands of the Town's Attorney. Mr. Hayes agrees to allow access to the land across his land, and in turn the town agrees to allow Mr. Hayes to use the town land for trails as long as appropriate insurance is provided. A letter dated July 5, 2005 from Joyce Fulweiler to Atty. John Teague relative to this access was read into the minutes. It was agreed that this issue does not need to be resolved before approving the site plan. Fran LaBranche questioned whether the two issues have been satisfactorily resolved enough to approve the plan at this time. Mike Izard responded that he believed both issues have been resolved to the extent that the Planning Board can require, that the two issues are legal and insurance questions that the applicant will need to resolve.

Discussion followed with concerns about the short term agreement for use of the land with the School, whether it is the Planning Board's responsibility to require the insurance and whether a site plan can be approved on the school's property. Mike Izard pointed out that the School Board's minutes do not indicate a time limit on the use of the land and the access to the town land will be handled by the attorneys.

Doug Read moved, seconded by Steve Bluhm to grant approval for the Site Plan for a Mountain Bike Park on Ski Hill Drive (Tax Map R17, Lot 21) in the Conservation Zone as presented to the Planning Board. Steve Bluhm explained to Mark Hayes that this site plan does not address the future use of the town land as that land was not included in the site plan. Dick Maher expressed concern for granting a site plan approval on land not belonging to the applicant. Doug Read stated he believed the Planning Board has done its job and the School

Board, Selectmen and Attorneys will resolve the access and liability issues. Mike Izard reminded the Board that the Conservation Commission was to be involved in the trail making process. Vote: 2 yes, 1 abstention. 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, representing ALV faxed a request for continuance until the August meeting. Dick Maher moved, seconded by Steve Bluhm to continue the application until August 10, 2005. Doug Read asked about the 65 day time restraint, but since the applicant requested the continuance, this is not an issue. Motion passed.

Other: LRPC contract - Fran LaBranche did not want to discuss this contract without the full board being present.

Open Space development – Dick Maher asked if the concept of leaving open space and building in tighter areas can be encouraged. The Open Space ordinance is in place, but perhaps more work should be done to encourage this type of growth.

Meeting adjourned at 8:55 PM.

Respectfully,

Eliza Conde, Secretary