

**TOWN OF NORTHFIELD  
PLANNING BOARD  
August 10, 2005**

**MINUTES**

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

Chairman Hunt asked all three alternates to sit on the board as voting members.

Glen Brown moved, seconded by Dick Maher to approve the minutes of July 13, 2005 as read. 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 the applicant, reviewed the concerns as expressed by the Planning Board relative to the extensive fill proposed for the cul-de-sac and the condition of Keasor Road. Mr. Belanger reported that ALV is not interested in financing an engineer's report for developing improvement plans for Keasor Road. Instead of the road improvement plan, they expressed interest in donating the entire meadow after completion of a future subdivision on Turnpike Road. The applicant is willing to work with the town relative to possible easements needed to repair Keasor Road. Mr. Belanger noted that the revised plan shortens the proposed new road which removes the need to fill the gully, maintains the 13 lots giving the back lot a longer access requiring a bridge over the brook. The entrance of the road has been changed which will slightly minimize the impact to wetlands.

Christopher Hunt commented that this plan meets the current guidelines and regulations of the Zoning Ordinance but that Keasor Road is not capable of handling any increase in traffic without town expenditure. This issue needs to be addressed. Mr. Hunt suggested the use of the Open Space Ordinance allowing for smaller lots with less frontage requiring a shorter road and leaving more open space. Mr. Belanger restated that the applicant does not want to develop engineer plans for the road but is willing to work with the town for improvements. Christopher Hunt quoted statistics of 9.7 daily trips per household that would add about 120 trips to Keasor Road "putting us over the top". When Michelle Bonsteel asked if there had been any consideration of accessing the lots from Bean Hill Road, Mr. Belanger replied that wetlands and topography would make it very difficult. Christopher Hunt commented that it would be a hardship for the town to finance substantial improvement to Keasor Road which is narrow, has drainage problems and serious site distance issues. Michelle Bonsteel asked if the applicant is opposed to improving the road or financing it. The applicant does not want to be financially responsible for the road.

Dick Maher noted that the new proposed road has been shortened, but is still going to impact the gully which is a water shed. He expressed concern that a major rain storm could result in drainage problems with the cul-de-sac interfering with the natural water flow. Michelle Davis asked if access from Bean Hill Road would be any worse than the inherent problems with

Keasor Road. Mr. Belanger replied that they have tried to keep the lots and road on the ridge to avoid wetlands and the steep slopes. Doug Read agreed that Keasor Road is a challenge. Christopher Hunt commented that it would make more sense to have larger and fewer lots giving better access. He suggested that the Board could consider this application to be scattered and premature and thereby deny it. He further stated that the board can't continue with the plan if the applicant will not consider improvements to Keasor Road. Jacques Belanger asked the board to allow him to talk with the applicants first rather than deny the application at this time.

Dick Maher suggested using smaller lots, leaving more open space. Mr. Belanger replied that the topography of this particular parcel limits the choices. Christopher Hunt explained that they could have smaller lots with shorter road frontage. He noted that the proposed plan meets the current Zoning Ordinance, but they have the option to utilize the Open Space ordinance which allows smaller lots, shorter roads, etc., which would be more acceptable to the town. Mr. Belanger asked for time to talk with the applicant about the Planning Board's concerns. Glen Brown moved, seconded by Dick Maher to continue this application until September 14, 2005. Motion passed.

**Donald Wilson/Wapiti Development LLC: Application for a Site Plan Review for an office, 2 Contracting businesses, a Wood Milling shop, and a Landscape Contractor on 1.04 acres at 95 Park Street (Tax Map U8, Lot 7) in the Commercial/Industrial zone.** The Board reviewed the Planner's Report in order to determine whether to accept this application as complete. There are many issues not addressed in the application. Mike Izard noted that there is a requirement of a landscape buffer that would be difficult with the present location of the fence. He also commented that a variance may be needed for the storage area that would be located within the setback. Christopher Hunt stated that a storm water management plan will be required with either grass swales or connection to the storm sewer drains. This parcel is in the Groundwater Protection District which does not allow auto repair, etc. If minor repair/maintenance is planned, the applicant must identify where the waste water will drain. Storage of Herbicides and de-icing salt is not allowed within this district. Christopher Hunt read a letter from the Conservation Commission with concerns relative to keeping fluids, etc out of the groundwater.

Donald Wilson explained that he owns a commercial construction business and only plans to have his business there for now. The building inspector had suggested that he include any possible future uses in the site plan at this time. Christopher Hunt replied that the Board is not trying to limit anyone's business but the town has had problems with this particular property not adhering to approved site plans, etc. and the Board wants to make everything clear on what is or is not to happen. He stated that a storm management program with catch basins and an oil/water separator will be required as well as the 20 foot landscaped buffer to protect the property to the south. Mr. Wilson commented that any delay will not allow him to work on his buildings before winter. After discussion, it was determined that the normal repair and maintenance of his buildings are not within the jurisdiction of the Planning Board. Before the business is established, however, the site plan needs to be approved. Mike Izard noted that an impact statement is required and suggested the applicant adhere to the requirements of the Site Plan regulations.

Discussion followed about whether this application can be discussed in order to give guidance to the application after it has not been accepted as complete. Dick Maher asked about the

proposed rental spaces and whether they would have plumbing and noted the pavement needs to be improved. The applicant plans to put in a new sewer and water line to the sheds. Jane Osborne, abutter asked about noise generation. The trucks would come and go from the business to construction sites. Michelle Bonsteel suggested a stipulation that storage of compost not be allowed. Doug Read pointed out that the board has not voted on this application yet and it is out of order in this discussion. Mike Izard replied that the discussion is serving to clarify the issues at hand. Michelle Davis asked if there is a list of materials that can and can't be stored in the groundwater district. Dick Maher moved, seconded by Glen Brown to not accept the application as it is incomplete. Doug Read wanted to make sure the applicant knows what is expected of him and inquired about the requested waivers. The waivers cannot be considered until the application is accepted as complete. The applicant can still ask for waivers if needed when he makes a new application. Motion passed.

**Other:**

- LRPC proposal for services to develop a road impact fee program. Glen Brown moved, seconded by Michelle Bonsteel to recommend to the Selectmen that they accept the proposal. Discussion followed about the time frame and the method of approval. It was determined that the Impact Fee Ordinance allows the Board to implement the fees without further vote by the town. Mike Izard noted that the Dec. 31 time frame may be extended since the board waited until now for a decision. Motion passed.
- Doug Read likes the Village concept of development and urged the Board to move forward with developing an ordinance
- Dick Maher noted that there are no guidelines for the installation of sprinklers. Discussion about need for sprinklers, the cost, the installation, etc.
- Michelle Davis suggested the board go to two meetings a month, one for applications and one for a work session. Christopher Hunt replied that work sessions will begin in September.

Meeting adjourned at 9:30 pm.

Respectfully submitted,

Eliza Conde, Secretary