

NORTHFIELD PLANNING BOARD
September 14, 2005

MINUTES

Members present: Steve Bluhm, Dick Maher, Christopher Hunt, Fran LaBranche. Also present: Alternates Michelle Bonsteel and Bill Dawson, Eliza Conde, Secretary.

Chairman Hunt asked both alternates to join the board as voting members for this meeting.

Dick Maher moved, seconded by Michelle Bonsteel to accept the minutes of August 10, 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. The board received a fax from Jacques Belanger, representing ALV, Inc. requesting a continuance of this application. After reviewing the status of this application and reading the Planner's report, Dick Maher moved, seconded by Fran LaBranche to continue this application until October 12, 2005. Motion passed.

Nancy Woolsey & Ignacio Solis: Application for a Boundary Line Adjustment between Tax Map R15 Lots 41 and 41-1 in the Conservation Zone. No new lots are to be created. After reviewing the application and plan, Fran LaBranche moved, seconded by Bill Dawson to accept this application as complete. Neither the applicants nor their representative were in attendance.

Public hearing opened: Mr. Sargent, abutter, had no objection to this application. Public hearing closed.

Discussion followed relative to the purpose of this application when a variance could have been sought. The new construction was created 4 feet into the required 50' setback. By adjusting the boundary line, both lots will conform with the setbacks and eliminate any problems in the future. Fran LaBranche moved, seconded by Michelle Bonsteel to accept the application for a boundary line adjustment as shown on the plan. Motion passed.

Other: Christopher Hunt referred to the email communications between Joyce Fulweiler and Atty. Teague relative to the use of box trailers and canvas garages. Atty. Teague does not believe the current zoning covers these "temporary structures". In order to require that they meet zoning setback regulations, there needs to be a change to the definitions or somehow addressing temporary structures.

Zoning concerns were discussed and a workshop to begin work on zoning change proposals is scheduled for Sept. 21 at 7 pm.

Bill Dawson informed the board that there is a committee working to establish Best Management Practices for the aquifer.

Meeting adjourned at 8:15 pm.
Respectfully submitted,

Eliza Conde, Secretary