

**NORTHFIELD PLANNING BOARD  
FEBRUARY 8, 2006  
MINUTES**

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

Glen Brown moved, seconded by Dick Maher to accept the minutes of January 11, 2006 as read. Motion passed.

**REI Development Company LLC: Continuation of application for a 7 lot subdivision of 10.24 acres at 219 Zion Hill Road (Tax map R6, Lot 35) in the R2 zone.**

James Bouchard, QCC, informed the board that REI has responded to issues raised by QCC relative to this plan as follows:

- The storm drainage report has been updated and completed. QCC is currently reviewing this report
- The town requires metal pipe for drainage, but HDPE is superior. Suggests that REI ask for a waiver to allow the plastic pipe.
- For the proposed swale on Zion Hill the town requires stone, however grass would be sufficient. Suggests a waiver to allow the grass swale.
- The town calls for a 2 foot drainage swale, however this plan calls for an enclosed drainage system under the swale. Suggests waiving the 2 foot swale requirement.
- The plans call for the drainage system to drain onto Forest Road, however there is no receiving area large enough at this time. As part of the town's study, there probably would be a closed system on Forrest Road draining onto an easement from Bert Southwick. The town has not yet obtained an easement from Mr. Southwick.
- The Road Agent suggests that the current stone wall acts as a snow fence and would like the wall to be replaced. The regulations do not require the rebuilding of the stone wall, it really doesn't qualify as a snow fence, the trees are being removed, the houses will stop snow drift, etc. The applicant has been asked to consider replacing the stone wall.

Discussion followed relative to the drainage system. There will be a perforated drain pipe under the drainage swale. There will be several catch basins that will deliver the surface water to the underground system, so that there will not be an increasing amount of surface water as it goes down Zion Hill. The underground pipe will go under Zion Hill Road and continue down Forrest Road with the surface drainage swale above. The water will be dissipated onto Bert Southwick's land with a 50' wide rock structure. The current concrete basin existing on the corner near Forrest Road will be removed. A wetlands permit will be needed to construct the swale and drainage system. The current culvert under Zion Hill Road will be replaced by the new perforated pipe.

It was clarified that the town has been working on the drainage issues on Zion Hill independently of this application. The applicant has agreed to work with the town and make some of the corrections as part of his improvements. The depth and size of the proposed pipe should be able to handle the amount of water coming off the hill.

Alan Clark stated that REI has settled with the abutters, there is no restriction upon the property for further subdivision. REI has agreed to locate homes away from the Todt property. Mike IZard asked about a letter of credit and cost estimate for the drainage work. Mr. Clark proposes having the drainage work completed before the subdivision is filed at the Register of Deeds or acquiring a Surety Bond, depending upon Mr. Southwick's granting an easement.

Dick Maher expressed concern about draining water onto Bert Southwick's land and eventually down hill to the Loranger property. He wondered if the water could be directed all the way to Williams Brook. Lisa Martin, QCC, explained that the water is already going on to Mr. Southwick's land, but there would be better control with the new system. Currently the water drains onto Judy Coutu's land also, this new system would direct the water to the drainage structure. Mike IZard asked if there is a contingency plan if Mr. Southwick does not grant the easement. Lisa Martin replied that the water would continue down Zion Hill, but that would not be a good plan. As the water currently goes toward Mr. Southwick's land, the new proposal should be an improvement by controlling the water.

Public hearing: Bob Loranger asked what happens if Mr. Southwick does not grant the easement. Mr. Clark responded that alternatives would have to be researched. Bob Loranger asked if there are any guarantees that his property will not get any more water than he currently does. Lisa Martin asked to speak with him at a later date relative to the town's study. The water that is currently flowing is the same as what will be in the new system, but it would be controlled. The town still needs to deal with water above and below the applicant's property.

Christopher Hunt commented that the Board needs to wait until Mr. Southwick grants the easement before approving the subdivision. Mr. Clark asked the board to grant a conditional approval. Mike IZard noted that an approval could be granted with conditions such as:

- That the Southwick easement is obtained
- That a wetlands permit is obtained
- That the town's engineer look at the capacity of the 2 foot pipe to pick up additional water from Hodgdon Road

The board considered 3 waivers as requested by REI:

1. To grant a waiver to 8.1 P. 24 to allow the drainage swale to exceed 5%.  
This waiver was recommended by QCC. The roadside vegetation will be

maintained by the town. Glen Brown moved, seconded by Dick Maher to grant the waiver as requested. Motion passed.

2. To grant a waiver to 8.1 p.2 to allow the drainage swale to be less than 2' in depth due to the closed drainage underneath. Dick Maher moved, seconded by Glen Brown to grant the waiver as requested. Motion passed.
3. To grant a waiver of 8.1 p.20 to allow HDPE drainage pipe and culvert as preferred by the Highway Department instead of aluminized steel as per the regulations. Glen Brown moved, seconded by Dick Maher to grant the waiver as requested. Motion passed.

As for the stonewall issue, Christopher Hunt commented that it would be nice to have it replaced, but there really aren't enough materials there, it would not be cost effective, and there are no regulations requiring the replacement of the stone wall. The town will be given a 10 ft easement for drainage. The board will not require the stone wall be replaced.

Glen Brown moved, seconded by Dick Maher to continue this application until March 8, 2006. Motion passed. Doug Read asked about a bond for the drainage work. Mr. Clark replied that he is preparing a cost estimate that will be reviewed by QCC in order to determine the amount of a bond to be posted.

**Maureen LaRoche: Continuation of application for a 3 lot subdivision of 69 acres at 572 Shaker Road in the R1 and Conservation zones.**

Christopher Hunt told the board there is concern relative to the frontage. The town owns the portion of land around the bridge, so that the proposed new lot would not have the required 150 feet of frontage on Shaker Road. If the town's land cannot be considered as the road right of way, then there is not enough frontage for the applicant. Rick Fink, representing the applicant, argued that the town's purchased land became part of the right of way, no different from the rest of the right of way. He will do some research to clarify the situation. Mike Izard referred to the definition of "frontage" as in the town's ordinance and explained that the location of the driveway was determined both by the frontage requirements and the site distance requirements of the town's ordinance. Lengthy discussion followed relative to whether or not the recently purchased town's land would be considered "road frontage" or not. The general consensus of the board is that this can be considered road frontage.

Mr. Fink explained that the intention of the applicant is to create 2 new lots with the smaller new lot using the driveway for the larger lot. They have determined the location of the driveway by using the town's requirements of 150 foot frontage and 400 foot site distance. There will be 20' slope easements for 200' along the proposed driveway entrance. There will be a wetlands crossing requiring a 36" concrete culvert. The plans are for the 3 acre lot to use the driveway from the large lot for access. Since this proposed driveway will become a road when further subdivision is planned, the driveway will be more substantial than a normal driveway. Dick Maher expressed

concern about steep driveways for the lots. Glen Brown moved, seconded by Bill Dawson to continue this application until March 8, 2006. Motion passed.

**Cross Mill Village:**

Rick Lepene explained to the board that a few changes have been made to the approved plans and the board should have them reviewed. The changes are:

- Minor change in location of sewer pipe.
- Elimination of some manholes
- The retention pond was moved away from the abutters property line
- Footprint and location of buildings have been altered
- Proposed drainage pipe will be behind the existing house rather than in front
- Retaining wall where wetland crossings exist
- Utility lines to be above ground on the main road, underground for all loops. There will be poles on the main road anyway for lighting.
- Possible burying of the water tank rather than a building.

Rick Lepene stated that most of the changes are minor and will be on the as built plans, but he is looking to the Planning Board for guidance. Lisa Martin agreed that most of the changes are minor, but put all together, they are changes that she doesn't feel she can authorize without the Planning Board's approval. She suggested that the revised engineering plans be reviewed by QCC, so that they can make recommendations to the Board.

Lengthy discussion followed, with members of the Planning Board expressing concern that the project is not being constructed as it was approved. Dwight Barton, current owner of Cross Mill Village, explained to the board that the requirements of the Quality Assurance program are so stringent that the costs are prohibitive. It requires a full time engineer to watch the construction and conduct compaction tests. The town has required that the inspections meet NHDOT requirements which are for a public road. Mr. Barton argued that this is a private road that will not ever be maintained by the town. He has qualified engineers working for him and he feels that their work will meet all requirements without being tested by another engineer. Lisa Martin explained to the board that the Quality Assurance plan as approved by the Planning Board was to be done by DOT standards. She suggested either going by those standards or give the applicant guidance for lesser requirements. Glen Brown and Dick Maher stated that the requirements were agreed upon by the prior owner and they should not be modified. Mr. Barton replied that the changes being made are really improvements that are discovered as work progresses.

Lisa Martin made it clear that she is not questioning the quality of work being done, but the plans say there will be an engineer on site while being built. It is standard operation to test the soils and compaction. She became concerned when she learned there had not

been an inspector there for all of the retaining wall. She cannot guarantee the testing has been done correctly if the engineer does not do the compaction tests. While she appreciates that Mr. Barton wants to use his own engineer, someone needs to be able to do the compaction tests. She cannot guarantee to the town that construction meets the specifications if the compaction testing is not completed. She explained to the Board that she follows standards for sampling and testing guidelines and she cannot change the standards. Mr. Barton replied that those standards are for public roads and the level of inspection is too costly for a private development.

Jim Bouchard suggested that QCC and Mr. Barton may be able to come up with a level of quality assurance less than DOT because this is a private project and it could be covered by a performance bond. Perhaps they could start out with testing to DOT standards and then rely upon the performance bond. Christopher Hunt asked Lisa Martin to come up with an assurance plan that would be a compromise.

Mr. Barton agreed to pay for QCC to review the new engineering plans. QCC will design a less stringent review policy for this plan.

Meeting adjourned at 11:05 pm.

Respectfully submitted,

Eliza Conde, Secretary