

**NORTHFIELD PLANNING BOARD
WORKSHOP – MAY 4, 2006
MINUTES**

Members present: Doug Read, Bill Dawson, Dick Maher, Christopher Hunt, Fran LaBranche, Michelle Bonsteel. Also present, Eliza Conde, Secretary.

Cross Mill Village: Lisa Martin, Quantum Eng. explained that there are issues of standard procedures not being adhered to. She has prepared a proposal that recommends that she take over the testing rather than another firm. Lisa needs to know what her role is for this project in order to know that proper testing is completed. There are some changes to the original site plan that are improvements such as the driveway entrance. The owner has agreed to keep the utilities underground. There are some water and sewer changes that the state is monitoring. The main concern is the monitoring of the project. Lisa and the owner have agreed to some lesser standards than the town requires, but she is not comfortable that the inspections are up to par. There has been a scheduling issue, she arrives on the site to find that nothing is ready for inspection. There are erosion control issues on site and the 8 acre clearing limit has been exceeded. If Quantum's role is to continue as proposed, the cost is higher than the owner, Dwight Barton, had planned to pay based upon the previous agreement.

Jim Bouchard, also of Quantum stated that the new proposal meets the town's regulations and meets a comfort level for Quantum to certify that the work meets Northfield's regulations. At this time, their previous budget of \$6500 has been used up and the time for the project is much longer than planned.

Christopher Hunt explained that at the last discussion with Mr. Barton, Mr. Barton stated that he had difficulty meeting the town's requirements. Lisa Martin was asked to prepare a proposal with compromises that will continue to protect the town. The Board has considered revoking this subdivision as it wants the original site plan to be adhered to. The purpose of this meeting is to avoid a revocation and look for cooperation from the developer.

Lisa Martin stated that their testing proposal is less expensive than originally planned. Quantum does not want to be involved if the proper testing is not to be completed as they have to protect themselves from liability, etc. Jim Bouchard commented that the original \$6500 proposal was for the first phase of the development as the previous owner had intended to construct the development in stages. Mr. Barton is constructing all the infrastructure at once and it will be at least until fall before completion. Jim explained that the testing agency is on site, but Quantum needs to inspect to confirm the accuracy of the testing. DES has control of the water and sewer installations and the 8 acre open area requirements is handled by the Site Specific department of DES. The erosion control issues are supposed to be overseen by the engineer who designed the Storm Water Management plan.

Christopher Hunt stated that if Quantum walks off the job, the Board will have to adhere to the original plan with no compromises. Mr. Barton stated that the inspectors he has hired are enough. Lisa Martin replied that there have been no inspection reports. Mr. Barton stated that the retaining wall was inspected after installation and has been certified. Lisa commented that Quantum has not been notified when testing was being done. Mr. Barton stated that he had reviewed the costs involved before buying the property and the town's records showed that Quantum's cost would not exceed \$6500. Fran LaBranche replied that it was not reasonable to think that \$6500 would be enough to oversee a year's worth of construction work. Quantum represents the town and the Planning Board to see that construction is correct. Mr. Barton replied that in fact he is providing engineering on site. Fran LaBranche emphatically stated that Mr. Barton needs to make Quantum happy in order to make the Planning Board happy. The work has to be done to the specifications of the approved plan. Michelle Bonsteel agreed that the plan is what was approved and the cost of the town's inspector's are just part of the construction costs. There is a level of comfort the town's engineers need to stay with this project. Jim Bouchard stated that they gave their proposal based upon MATJRM's request to do just the first section of the project and that they would probably take 5 years to finish the whole project. Lisa Martin suggested that the town get Hoyle Tanner to give another budget proposal.

Christopher Hunt asked Mr. Barton if he wanted the proposal to be put out to bid. Mr. Barton replied that he wants to use his own engineer which would be less expensive. His engineer is reputable, oversees the project every day and expects to have everything done correctly. Mr. Barton stated he cannot afford to pay for several layers of engineers. Christopher Hunt responded that the final layer is the town's engineer to assure that the site plan requirements are met.

Dick Maher suggested that Mr. Barton could coordinate with the inspectors so that they are there when work is being conducted. Michelle Bonsteel explained that the town's engineer reviews the owner's engineer reports and makes inspections to verify that the work is really being done. This is standard procedure in any town. Mr. Barton replied that the cost of the town's engineer has gone from \$6500 to \$55000 and he wants his own engineer to certify the work. Lisa Martin stated that she cannot approve work done by the engineer that the developer has hired. Mr. Barton replied, "let's forget protocol, let's do what's real, let's do it right". Christopher Hunt stated that the town needs to ensure that the work is done correctly.

Lisa Martin explained that she works for several towns and proposals change constantly as the project progresses. Mr. Barton showed the original agreement which stated that their proposal was "not to exceed \$6500". Fran LaBranche argued that this amount of money is not going to break the project. Christopher Hunt asked Mr. Barton why, if the project is being inspected daily, the Winnispesaukee trail has been eroded by the project. Michelle Bonsteel added that the trail is eroding, the silt fencing is down and there is

siltation on both sides of the trail and entering the river. Mr. Barton stated “it’s news to me”. Christopher Hunt replied that if it is news to him, that is why the town needs someone overseeing the project.

Dick Maher commented that he had visited the site and was surprised by the amount of excavation as he had expected that the project would be done in phases. He stated that there does not appear to be any plan, but just helter skelter development. He was disappointed by the amount of clear cutting involved and was concerned about the existing home at the entrance to the project. There are deep holes in their back yard, their drinking water has been disturbed and their driveway is supposed to enter the new road. Mr. D’Abbraccio who lives in that house agreed that he expected that the project would be done in stages, but he urged the board not to stop the project as he wants it completed so that he has greenery around him instead of the dust bowl.

Michelle Bonsteel asked Mr. Barton if he has a “critical path” showing the project’s schedule. Lisa Martin stated there is no schedule and therefore they can’t make plans for inspection times. Mr. Barton replied that they have tried to make a plan, but it hasn’t worked. The schedule is in his engineer’s mind.

Lisa Martin suggested the town get bids for engineering proposal, that they continue inspections until another company takes over and the planning board meet again to agree on another proposal. Mr. Barton refused to pay any increase over the original \$6500 and will not pay for Quantum’s inspections as he already has inspections taking place. Michelle Bonsteel stated that these costs are no surprise to any developer and he will be proceeding at his own risk as there if there are no inspections by the town’s engineers.

This meeting will be continued until May 18, 2006 at 7:30 pm.

Meeting adjourned at 9:05 pm.

Respectfully submitted,

Eliza Conde, Secretary